

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 10, 1974, in the Council Chamber, commencing at 2.25 p.m.

PRESENT: Mayor Phillips,  
Aldermen Bowers, Gibson, Hardwick,  
Linnell, Marzari, Massey,  
Rankin and Volrich.  
Alderman Harcourt arrived at 4.15 p.m.

ABSENT: Alderman Pendakur

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the Board of Administration report on Purchase of R.C.M.P. Property - Point Grey Road. It was agreed that this report would be considered in open Council.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell,  
SECONDED by Ald. Gibson,

THAT the Minutes of the Regular Council Meeting dated August 27, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

CONDOLENCE.

Council was advised that the Reverend Dr. Turpin, a Freeman of the City and past Civic Chaplain, had passed away September 7, 1974.

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

THAT this Council express sincere condolences on behalf of the citizens of Vancouver to Mrs Turpin and other members of her family, and

THAT, in honour of Dr. George Turpin, Freeman of the City, a Civic Funeral be held.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick,  
SECONDED by Ald. Gibson,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Waterfront Planning Study - Stage 3.

Council heard a report reference from Mr. R.C. Mann, the Projects Manager of the Waterfront Planning Study, in explanation of the report from the Standing Committee on Waterfront and Environment, dated August 29, 1974, (Clause 1)

Mr. Mann referred to maps which showed the ownership of the properties along Burrard Inlet Waterfront, together with a map showing the various zoning areas.

The Council then took action as follows with respect to Clause 1 of the Standing Committee's report.

MOVED by Ald. Hardwick

THAT recommendation 'A(a)' of the Committee, be approved.

- amended

MOVED by Ald. Linnell (in amendment)

THAT the following be added as a further recommendation in the Concept Plan - Stage 3 Report:

"Floating homes or offices be severely limited"

- CARRIED

(Alderman Marzari opposed)

The amendment having carried, the motion of Alderman Hardwick, as amended and reading as follows, was put and - CARRIED UNANIMOUSLY.

THAT recommendation 'A(a)' of the Committee, be approved and the following be added as a further recommendation in the Concept Plan - Stage 3 Report - Floating homes or offices be severely limited.

MOVED by Ald. Linnell,

THAT the balance of the recommendations and resolution re the Waterfront Study, as contained in Cl.1 of the Standing Committee on Waterfront and Environment report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the Standing Committee on Waterfront and Environment be requested to review the 'old sub-area 5' to see if, in fact, it meets the guidelines Council approved in respect of view.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Proposed Capital Program - 1976 - 1980.

Council agreed to defer consideration of this item, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Vancouver Co-operative Radio.

Council received the following letter from Vancouver Co-operative Radio, dated August 20, 1974.

" As you know we have already done one test program of a city council meeting. We would like to continue taping these meetings on a regular basis and would like to receive official permission to do so.

Co-op Radio will be going on the air October 1st The first month will be a test period in which technical difficulties will be resolved. Hopefully we will be on the air full time in November.

At this point we cannot set a specific date that we will commence broadcasting council meetings regularly but we would like official recognition as press correspondents for that time. "

MOVED by Ald. Linnell

THAT approval be given to Vancouver Co-operative Radio to broadcast Council meetings on a regular basis, and the City Clerk report back to Council on the details involved in complying with their request.

- CARRIED

(Alderman Massey opposed)

2. Vancouver Chamber Choir - Grant Request.

Under date of August 23, 1974, the Vancouver Chamber Choir submitted a letter requesting a grant of \$1,000, to assist them to participate in Contact '74 in Toronto.

MOVED by Ald. Linnell,

THAT the request of the Vancouver Chamber Choir for a Civic grant of \$1,000 to assist the organization to participate in Contact '74 in Toronto, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Proposed Safeway Expansion -  
41st Avenue and Dunbar.

Council noted a Progress Report dated September 4, 1974, from Alderman Volrich, as Chairman of the Standing Committee on Community Development, with respect to the proposed Safeway Expansion at 41st Avenue and Dunbar. A further report will be submitted to the Community Development Committee and Council on the matter in the near future, in the meantime, the issuance of a Development Permit continues to be held in abeyance.

MOVED by Ald. Volrich

THAT the report of Alderman Volrich, dated September 4, 1974, be received for information.

- CARRIED UNANIMOUSLY.

4. Public Officials Disclosure Act -  
Municipal Employees.

Under date of September 9, 1974, the Mayor submitted the following report with respect to the Disclosure Act as it affects civic employees.

" I wish to recommend the following civic officials be designated under Section 10 of the Public Officials and Employees Disclosure Act:

- City Manager
- Director of Legal Services
- City Engineer
- Director of Finance
- Director of Planning
- Director of Permits & Licenses
- City Clerk
- Director of Social Planning
- Zoning Planner
- Purchasing Agent
- Supervisor of Property & Insurance "

MOVED by Ald. Bowers,

THAT civic officials of the City of Vancouver not be required to file Disclosure Papers, but that they notify the City Manager when a conflict of interest is apparent.

- LOST

Aldermen Gibson, Hardwick, Marzari, Rankin  
and the Mayor opposed)

MOVED by Ald. Rankin

THAT the recommendations of the Mayor contained in his letter of September 9, 1974, be approved and, therefore, Disclosure Forms be filed with the Disclosure Clerk,

AND FURTHER THAT copies of the information be furnished to the Mayor to be made available for perusal to Members of Council upon request.

- CARRIED

(Alderman Bowers and Massey opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

A. BOARD OF ADMINISTRATION  
REPORT, September 6, 1974.

Works & Utility Matters  
(September 6, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Air Space Title
- Cl. 2: Rupert Street Underpass at Vanness Avenue
- Cl. 3: Champlain Heights - Noise Study

The Council took action as follows:

Air Space Title (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this clause be approved, after adding the following words as paragraph (d):

"That the City have first refusal, with the price to be arbitrated if necessary."

- CARRIED UNANIMOUSLY

Rupert Street Underpass at Vanness Avenue (Clause 2)

MOVED by Ald. Hardwick

THAT this clause be approved after amending the recommendation of the Board of Administration to read as follows:

"(a) The City Engineer and the Director of Legal Services be authorized to negotiate an agreement with B.C. Hydro Railway covering the removal, and possible future\* restoration of the Rupert Street underpass at Vanness in its present configuration or some alternate configuration to meet future needs.

(b) The Mayor and the City Clerk be authorized to execute the agreement on behalf of the City and the seal of the City thereto affixed."

- CARRIED UNANIMOUSLY

\* Underlining denotes amendment.

Champlain Heights - Noise Study (Clause 3)

MOVED by Ald. Hardwick

THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RETIREMENT - MR. G. LAWSON.

At this point in the proceedings, the Mayor introduced Mr. Gordon Lawson, the City Engineer, Mrs Lawson and Mrs Paul Roths (Mr. Lawson's daughter). Mr. Lawson is retiring from the City service on September 30, 1974. The Mayor presented Mr. Lawson with a gold watch as a token of Council's esteem, and Mrs Lawson received a corsage from Alderman Linnell.

Regular Council, September 10, 1974. . . . . 6.

Retirement - Mr. G. Lawson (Cont'd)

MOVED by Ald. Hardwick

THAT

WHEREAS on September 21, 1937, Gordon H. Lawson joined the staff of the City Engineer's Department, City of Vancouver -

AND WHEREAS on September 30, 1974, he will have completed thirty-seven years of continuous service, including service in the Royal Canadian Air Force -

AND WHEREAS he occupied the position of Deputy City Engineer from 1966 to 1971 and City Engineer from 1971 to 1974 -

THEREFORE be it resolved that the Council of the City of Vancouver be and is hereby recorded as extending to - Gordon H. Lawson - sincere appreciation and commendation for his thirty-seven years of loyal and devoted service.

- CARRIED UNANIMOUSLY

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At this point in the proceedings a short recess was observed, and, after an 'In Camera' meeting in the Mayor's office, Council reconvened in the Council Chamber at 4.15 p.m.

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building & Planning Matters  
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Illegal Housekeeping Unit - 4157 West 14th Avenue
- Cl. 2: Hodson Manor - 1254 West 7th Avenue - Lot A, Block 313, D.L. 526

The Council took action as follows:

Illegal Housekeeping Unit -  
4157 West 14th Avenue (Clause 1)

MOVED by Ald. Bowers,

THAT the recommendation of the Hardship Committee, as contained in this clause, be approved, i.e. the applications be approved for a period of one year.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(September 6, 1974 ) Cont'd)

Hodson Manor - 1254 West 7th  
Avenue - (Clause 2)

MOVED by Ald. Bowers,

THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.

- carried

MOVED by Ald. Rankin (in amendment)

THAT the recommendations of the Board of Administration as contained in this clause, be approved.

- LOST

(Ald. Bowers, Hardwick, Linnell, Massey and Volrich opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

MOVED by Ald. Marzari

THAT the motion of Alderman Bowers be tabled until the next meeting of Council.

- LOST

(Ald. Bowers, Gibson, Hardwick, Linnell, Massey, Volrich and the Mayor opposed)

MOVED by Ald. Hardwick (in amendment)

THAT the following words be added to Alderman Bowers motion -  
" - including the maintaining of a Day-care Centre as one of its uses".

- LOST

(Ald. Bowers, Linnell, Massey, Volrich and the Mayor opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendments and motion to table having LOST, the motion by Alderman Bowers, reading as follows, was put and

- CARRIED.

THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.

MOVED by Ald. Bowers,

THAT

(a) Council approve the preliminary budget figure of \$79,676 for the minimal preservation phase of the work, as outlined in the Architect's report.

(b) Approval be given to site preparation costs.

(c) Approval be given for the commission of Rhone and Iredale as Architects as required for the preparation of working drawings and supervision, in respect of (a) and (b) above only.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

The Council agreed to vary the Agenda to consider Clause 3 of the Standing Committee on Finance and Administration Report, dated August 29, 1974, and in this regard, noted a memorandum from Alderman Bowers in further explanation of the costs involved.

II (i) Report of Standing Committee on Finance and Administration, dated August 29, 1974.

Third Floor Renovations (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendations re Council Chamber, in the amount of \$19,900 be approved, with the addition of \$1800 for carpets to be installed in the public area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT new carpeting for the Council Chamber, in the amount of \$6,000 be approved.

- LOST

(Aldermen Gibson, Hardwick, Harcourt, Linnell,  
Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Massey,

THAT doors to the balcony of the Chamber be installed and the City Manager report back on the extra cost involved.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Bowers,

THAT the recommendation concerning consultants preparing a plan and cost estimates re alternate seating arrangements in the Council Chamber, be received and no further action taken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the recommendation concerning Aldermen's Corridor, Offices and Lounge, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,

THAT the recommendations re #1 and #2 Committee Rooms, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,

THAT the recommendation re General Contingency, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT consultants' fees of \$20,000 be approved.

- CARRIED UNANIMOUSLY

Cont'd.



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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Third Floor Renovations (Cont'd)

MOVED by Ald. Bowers,

THAT the total costs involved in Third Floor Renovations, be charged to the 1974 Supplementary Capital Program.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,

THAT the new Committee Room to be constructed on the South side of the Council Chamber, be designated as No.3. Committee Room.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(September 6, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Request to Close a Street and Parking Lot,  
Sunset Area Council
- Cl. 2: Lane South of 14th Avenue West from Fraser  
Street, Mr. & Mrs. Hazuda
- Cl. 3: Request for Street Closure in Chinatown

The Council took action as follows:

Request to Close a Street and Parking Lot,  
Sunset Area Council, (Clause 1)

MOVED by Ald. Bowers,

THAT the Sunset Area Council Society's request to close 46th Avenue, west of Fraser Street, and an adjacent parking lot, to vehicular traffic, and to attach decorative banners to utility poles, as detailed in this clause, be approved, subject to the conditions outlined in the report.

- CARRIED UNANIMOUSLY

Lane South of 14th Avenue West from  
Fraser Street, Mr. & Mrs Hazuda. (Clause 2)

MOVED by Ald. Bowers,

THAT this clause be referred to the Director of Planning with regard to the possibility of a zoning change.

- CARRIED UNANIMOUSLY

Request for Street Closure  
in Chinatown. (Clause 3)

MOVED by Ald. Bowers,

THAT the request of the Chinese Cultural Centre Building Committee to close Pender Street, from Main Street to Gore Avenue to vehicular traffic, and hang decorative banners and a public address system on the light standards, be approved, subject to the conditions outlined in the report.

- CARRIED UNANIMOUSLY

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Request for Street Closure  
in Chinatown (Clause 3) Cont'd.

MOVED by Ald. Volrich

THAT a grant in the amount of \$400 be approved to the Chinese Cultural Centre Building Committee, to assist in the payment of street service costs.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey,  
Rankin and the Mayor opposed)

MOVED by Ald. Marzari,

THAT, in the case of Community Functions involving street closures, the service costs of up to \$500 be borne by the City.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell,  
Massey and the Mayor opposed)

Finance Matters  
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) July, 1974
- Cl. 2: Additional Staff - Finance Department

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Extension of Time for Temporary Additional Electrical Inspector for Fire Alarm Inspections
- Cl. 2: Leave of Absence Without Pay - Mr. L.T. Cooper

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT the recommendations of the Board of Administration contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters  
(September 6, 1974)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Acquisition for Park Site #19 (West End) -  
924 Nicola Street
- Cl. 2: Acquisition for Family Housing Project -  
6270 Frontenac Street
- Cl. 3: Acquisition for Family Housing - Site III  
4823 Boundary Road
- Cl. 4: Cheshire Homes Society of B.C. - Site for the  
Physically Handicapped - N/W Corner Ash Street  
and S.W. Marine Drive

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY.

Cheshire Homes Society of B.C.  
Site for the Physically Handicapped -  
N/W Corner Ash Street and S.W. Marine Drive,  
(Clause 4)

MOVED by Ald. Harcourt,

THAT Lots 1 - 4, Blks 1 & 2, D.L.311 and Lots 18-20, Blk.21, and Lot 20, Blk 22, D.L.319, etc. situated at N.W. Corner Ash Street and S.W. Marine Drive, be sold to the Cheshire Homes Society of B.C. for \$210,000, as a home for the handicapped, subject to the conditions described in the report.

- carried.

MOVED by Ald. Bowers (in amendment)

THAT the figure of \$210,000, in Alderman Harcourt's motion be struck, and the figure of \$230,000 be inserted in lieu thereof.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Marzari  
and Rankin opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendment having lost, the motion of Alderman Harcourt was put and - CARRIED

(Aldermen Bowers, Hardwick, Linnell and Massey opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL  
REPORT, September 6, 1974

Works and Utility Matters,  
September 6, 1974.

Water Street Beautification Program (Clause 1)

MOVED by Ald. Linnell

THAT Council authorize B.C. Telephone to begin work, designated to form part of the cost of an anticipated local improvement, before the local improvement for the undergrounding project has been approved, and agrees to bear the full Municipal share (Approx. \$45,670 City and \$21,000 property owners) should the local improvement not be undertaken,

AND FURTHER THAT Council agree to underwrite the Provincial share of B.C. Telephone undergrounding costs as defined under the Provincial Power and Telephone Line Beautification Fund Act (approximately \$66,670) pending formal approval by the Provincial Government.

- CARRIED UNANIMOUSLY.

Building & Planning Matters  
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: 6786 Blenheim Street - Development Permit  
Application No. 67317
- Cl. 2: Social Mix, City-Owned Land, Area 6,  
False Creek

The Council took action as follows:

6786 Blenheim Street -  
Development Permit Application No. 67317  
(Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the Director of Planning contained in this Clause, be approved.

- CARRIED UNANIMOUSLY.

Social Mix - City-owned Land,  
Area 6, False Creek (Clause 2)

MOVED by Ald. Hardwick

THAT the recommendation re Policy Guidelines, be approved.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Hardwick

THAT the recommendation re Dollar Ranges in Income Mix be amended to read as follows:

"That the Income Mix of the population be in equal parts of upper, middle and lower income groups."

- CARRIED

(Alderman Linnell and Rankin opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Social Mix - City-owned Land,  
Area 6, False Creek (Clause 2)

MOVED by Ald. Hardwick

THAT the recommendation re Number of Dwellings, be approved.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Hardwick

THAT the following recommendation re Control of Speculative Gains, be approved.

'Speculative Gain be controlled in the regulated market sector of the mix with the intention that where possible the public sector recover subsidies or retain the beneficial effect for subsequent residents.'

MOVED by Ald. Rankin (in amendment)

THAT the words "where possible" be deleted from the foregoing motion by Alderman Hardwick.

- CARRIED UNANIMOUSLY.

The Motion of Alderman Hardwick, as amended and reading as follows was put and

- CARRIED

THAT Speculative Gain be controlled in the regulated market sector of the mix with the intention that the public sector recover subsidies or retain the beneficial effect for subsequent residents.

(Alderman Linnell opposed)

MOVED by Ald. Hardwick

THAT the recommendation concerning the Governing of Co-operatives be withdrawn.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,

THAT the recommendation re Subsidies and Ownership of Land, be approved, but when negotiations are under way with respect to this recommendation, it be indicated to the senior governments that for planning purposes, Council considers it desirable that the land remain in the ownership of the City.

- CARRIED

(Aldermen Bowers and Linnell opposed)

MOVED by Ald. Rankin

THAT the recommendations re Overall Social Mix, be approved.

- CARRIED

(Alderman Linnell opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Social Mix - City-owned Land,  
Area 6, False Creek (Clause 2) Cont'd

After taking the foregoing action, during the proceedings, it was agreed that the balance of the recommendations, as follows, would be referred to the Development Consultants for further report to Council:

- Demand.
- Free Market and Regulated Market Mix.
- Ownership and Rental.
- Household Styles in Phase 1 and 2.

C. Board of Administration Report,  
dated September 5, 1974.

500 West 12th Avenue,  
Development Permit Application #65098.

The Council considered the following report of the Board of Administration, dated September 5, 1974, with respect to a Development Permit Application for 500 West 12th Avenue, Sheraton Plaza 500.

The Director of Planning and the City Engineer report that:

City Council on July 23, 1974 heard delegations regarding a proposed addition to the existing hotel at 500 West 12th Avenue (copy of extract from Minutes of City Council of July 23, 1974 and relevant Board of Administration Report attached).

Following the delegations from the building owner and objecting property owners, City Council resolved that:

"This matter be referred to the Board of Administration and the Technical Planning Board to consider and report back to Council on what conditions may be imposed to regulate traffic and parking, particularly on 13th Avenue; this report to include further consideration of the following:

- 1) Exits on to Cambie and 13th Avenue.
- 2) Lane arrangement.
- 3) Commercial loading arrangements.
- 4) Noise.
- 5) Entrance to Beer Parlour.
- 6) On-Site parking.
- 7) Commutation of payments re local improvements for paving of lane.

- CARRIED UNANIMOUSLY."

Subsequently the Assistant City Engineer - Traffic and Transportation, and the Zoning Planner have met with Mr. Wosk.

Cont'd...

Having regard to the representations made to City Council, Mr. Wosk has now proposed a somewhat amended scheme to now provide:

- the existing beer parlour to remain in its existing location and not be changed. There will not then be the same pedestrian access as now existing. The beer parlour will maintain the present pedestrian entrance/exit on Cambie Street; a building will now occupy the area where the present lane exits onto Cambie Street and there will not now be any vehicular access to the parking areas from the lane. There will continue to be a controlled fire exit only from the beer parlour to the rear lane.
- the southerly addition on the C-2 commercial property will now provide:
  - Underground  
2 underground levels of off-street parking for 64 cars (unchanged).
  - Basement floor  
Retail stores and/or offices (previously retail stores and beverage room (beer parlour).  
  
Also west wall of building will now maintain a 24' setback from adjacent westerly apartment building rather than previous 20'.
  - First floor  
Banquet room addition - unchanged except that west wall of building also reduced by 4'0" at this floor to provide 24' setback from westerly apartment site instead of previous 20'.
  - Top two floors  
Total of 40 hotel sleeping units (unchanged).
  - Roof  
Landscaped as roof garden (unchanged).
  - Existing building  
The licensed lounge area will only now be increased by 549 sq. ft. to a total of 1108 sq. ft. (previously proposed increase to lounge area was 960 sq. ft.).

The existing restaurant and entrance lobby will now be slightly increased in size.

Proposed hotel office extension on second floor to be reduced by 4'0" at this floor to provide 24' actual available width for existing east/west 20' wide city lane to improve large vehicle manoeuvrability.

10 car customer/employee off-street parking area with direct access from existing east/west lane to be changed to approximately 7 car employee parking area only; with Security Chain to prevent use by other than authorized employee.

Following submission of these changes to the proposed development, the Assistant City Engineer - Traffic and Transportation, and the Zoning Planner met with certain surrounding property owners (Mr. Hill; Mr. Paulson; Mr. & Mrs. Sobotin) together with building owner (Mr. Wosk) and explained the revised development proposals and of the date (Tuesday, September 10) it was anticipated the revised proposals would be submitted to Council. Mrs. Dawson and Mr. Pentland could not attend the meeting.

With regard to the specific points mentioned by Council, it is advised that:

- What conditions may be imposed to regulate traffic and parking particularly on 13th Avenue.

The non-resident vehicular traffic presently using 13th Avenue is primarily related to the by-pass activity commonly found within a block of a major street intersection having traffic signal control. The proposed addition to the existing hotel complex is not expected to change this pattern significantly. Because restriction of this type of manoeuvres only to relocate, rather than to remove the problem; the most appropriate control is to ensure that the traffic using the signal is handled as efficiently as possible. It is felt the existing signal control provides a reasonable level of service for the present traffic conditions at the 12th Avenue and Cambie Street intersection.

Regarding parking conditions, at the present time parking is restricted to one side of 13th Avenue, and it was explained to representatives of the neighbouring residents that there is no existing form of control which will satisfy all of their concerns. Parking time limits or additional prohibition are considered overly restrictive and "resident parking only" zones, because of the residents' difficulty in differentiating between resident and non-resident vehicles are inappropriate for locations abutting multiple dwelling developments. It was noted, that while parking is heavy on 13th Avenue, over two-thirds of the vehicles appear to belong to residents of the adjacent apartment blocks.

One form of control which may prove acceptable is a parking decal system. Such a system is presently under consideration for the West End and if it is successfully implemented there, it could then be considered for this location.

1. Exits on to Cambie and 13th Avenue

The closure of the lane access to the surface parking, except for 7 employee parking spaces, combined with the denial of direct pedestrian access from the lane to the beer parlour will significantly reduce traffic circulation and parking in the lane. Vehicular activity in the lane should therefore be related only to the loading needs of the retail development, the employee parking and the normal residential usage.

2. Lane Arrangement

The "L" lane arrangement is desirable from a traffic standpoint as it will serve not only to remove the conflicts between buses leaving the farside 12th Avenue stop and the vehicles exiting from the existing lane but will also remove the conflicts caused by left and right turns off Cambie so close to a signalized intersection.

3. Commercial Loading Arrangements

The principal loading and unloading facility will continue to be in the existing location on the west side of existing building directly off the city lane, but separated from the existing parking area: Mr. Wosk has verbally advised that a compactor/shredder will be installed in basement of existing hotel to minimizing garbage handling.

The new retail stores and/or offices on Cambie Street will be serviced by a loading/unloading bay area with direct access from the proposed south lane diversion. This loading facility is to serve the new retailing/office area only.

4. Noise

Noise should be reduced as pedestrian movement along the lane to the existing hotel development and the proposed addition will be eliminated or considerably reduced.



BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

500 West 12th Avenue,  
Development Permit  
Application #65098. (Cont'd)

5. Entrance to Beer Parlour

Already covered in this report - to remain unchanged. Also, controlled emergency fire escape doors only to lane.

6. On-Site Parking

All customer parking will have to enter and leave the development from West 12th Avenue as the existing parking area to the west of the hotel is to be controlled by wooden posts at the lane.

On site there will be:

- 16 surface parking spaces with access only from 12th Avenue (unchanged except for controlled ingress/egress).
- A 7 car staff parking area directly off the lane to south of existing hotel.

This staff parking area will be chained to prevent use by hotel customers.

(Changed - previously this was a 10 car parking area available to customers and/or employees).

- Existing underground parking garage below hotel for 112 cars with vehicular entrance and exit from West 12th Avenue.
- Underground parking garage below southerly addition - for 64 cars - as extension to existing underground parking garage with same West 12th Avenue entrance/exit.

NOTE: The total existing and proposed development as assessed by the Technical Planning Board would require 282 off-street parking spaces.

This includes an assessment of 1 off-street parking space for each 2 hotel dwelling units (same as for hotel sleeping units).

Schedule B of the Zoning and Development Bylaw requires 1 parking space for each hotel dwelling unit and 1 parking space for each 2 hotel sleeping units.

In the Downtown and Inner Core Areas it has been the practice to assess hotel dwelling units and sleeping units the same rate at 1 space per 2 units.

The Plaza 500 Development would provide a total of 48 hotel dwelling units and 40 hotel sleeping units.

In addition there are 64 apartment dwelling units for which parking has been assessed in accordance with Schedule B of the Zoning and Development Bylaw.

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

500 West 12th Avenue,  
Development Permit  
Application #65098. (Cont'd)

Parking Provided:

Hotel Site Surface Parking		
- General	16	spaces
- Employee only	7	spaces
Hotel Site		
- Underground Parking (existing)	112	spaces
(proposed)	64	spaces
Leased from and on Provincial Government Site	85	spaces
	<hr/>	
	284	spaces
	===	

It should be noted that a recent Engineering survey showed that, even during the peak period of demand, at least 35 on-site parking spaces were available to hotel patrons.

7. Commutation of Payments re Local Improvements for Paving of Lane

The developer has agreed to pay, at this time, all local improvement charges still outstanding (1975 and subsequent: \$1,066.07) for the portion of the lane to be closed.

The Technical Planning Board on August 30 have re-examined and endorsed the proposed changes to the scheme of development as now being submitted to City Council.

Since no reasonable alternatives to the foregoing alterations to the proposed development have been developed, and since this property is zoned C-2, your Board RECOMMEND that the development permit be approved. Copies of this report were sent to the following interested parties on Friday, September 6:

- Mr. Ben Wosk
- Mr. J.A. Pentland
- Mr. R.J. Paulson
- Mrs. D. Dawson
- Mr. Hill
- Mr. & Mrs. R. H. Sobotin

The Council was advised that certain parties concerned with the issuance of a development permit had been sent copies of the report , and had also been advised that the report would be considered by Council this day.

MOVED by Ald. Volrich

THAT the recommendations of the Board of Administration contained in the foregoing report, be approved.

(Alderman Rankin opposed) - CARRIED

- - - - -

Council recessed at 6.15 p.m. to reconvene  
in open Council in the Council Chamber at  
7.30 p.m.  
- - - - -

Regular Council, September 10, 1974 . . . . .19

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Deputy Mayor Massey in the Chair and the following members present:

PRESENT: Deputy Mayor Massey  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)  
Alderman Pendakur

DELEGATIONS & UNFINISHED BUSINESS

Proposed Capital Expenditure  
Program 1976-1980

Council on August 13, 1974, agreed to have the Proposed Capital Expenditure Program 1976-1980 submitted to the public for information and to hear delegations at the evening meeting this date.

The Director of Finance spoke to the following Proposed Capital Expenditure Program 1976-1980 submitted by the Standing Committee on Finance and Administration under date of August 1, 1974:

	Original Request	Escalated for Inflation	Proposed Plan
<u>I BEAUTIFICATION AND PRESERVATION</u>			
<u>A BEAUTIFICATION</u>			
<u>DOWNTOWN AREA</u>			
1. C.P.R. Station Square Scope of Maple Tree Square, to link together Water Street, new Simpsons' Store, C.P.R. Station, and Granville Mall. Property Owners' share \$925,000	\$ 500,000	\$*500,000	-
2. 300 Block Granville Street One block of Granville Street (unspecified) to Granville Mall standards, to complete the Mall Gastown Pedestrian/Transit link. Property Owners' share \$225,000	125,000	*125,000	-
3. Alexander Street Two blocks of Alexander Street from Maple Tree Square to Main Street picking up linkages to C.N.R. Pier and potential Fisherman's Wharf to standard of Water Street. Property Owners' Share \$920,000?	500,000	500,000	-
4. Powell Street 1 block of Powell from Maple Tree Square to Columbia Street, to standard of Water Street. Property Owners' share \$320,000	165,000	165,000	-
5. Old B.C. Electric Right-of-Way Approximately 1200 lineal feet of old B.C.E. Right of Way, from and including Pioneer Park to Alexander Street at Columbia, of M.T.S. standard. Property Owners' share \$1,825,000.	2,925,000	2,925,000	-
6. Carrall Street 200 and 300 blocks of Carrall Street plus 1/2 to 1 1/2 blocks of Cordova, integrating Maple Tree Square, Pioneer Park, the A. & N. development and S. & N.F. developments and B.C.E. Right- of-Way project, to a Water Street standard. Property Owners' share \$1,205,000.	615,000	615,000	-
7. Cambie Street 2 blocks of Cambie from Water Street to Victory Square. Property Owners' Share \$1,375,000.	675,000	675,000	-
* These items would be considered within the context of "Miscellaneous Other Areas"			
<u>WEST END</u>			
1. Denman, Robson and Davie (1600 & 1700 blocks) Allowance for a project within the above location. Property Owners' Share \$1,200,000. Rough estimate.	\$ 600,000	\$600,000	-
2. Davie Street (1000, 1100 & 1200 blocks) Allowance for a project within the above location. Property Owners' Share \$400,000. Rough estimate.	200,000	200,000	-
<u>MISCELLANEOUS OTHER AREAS</u> Allowance for projects in unknown areas Property Owners' Share \$2,000,000. Rough estimate.	1,000,000	1,000,000	1,625,000
Sub-total of A	7,305,000	7,305,000	1,625,000

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure  
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
B. FLOWER BASKET PROGRAM IN CBD	150,000	150,000	-
Flower baskets through downtown as in Victoria			
Half capital cost, half ongoing cost.			
C. HISTORIC PRESERVATION	3,000,000	3,000,000	-
A fund to aid the protection and preservation			
of heritage lands and structures.			
D. FACADE EASEMENTS	5,000,000	5,000,000	-
Funds to, effectively, purchase the facades of			
historic buildings, which does to some degree			
limit the use of the building on internal renovations.			
TOTAL	15,455,000	15,455,000	1,625,000
II. CULTURAL FACILITIES			
A. CENTRAL LIBRARY			
1. Book Lift	\$50,000	\$ 84,000	-
Book conveyor lift to distribute material			
housed in stacks to public service floors.			
2. Public Elevator	50,000	70,000	-
Additional elevator in existing shaft to alleviate			
serious delays in vertical movement of people in			
Central Library			
3. 150 Seat Theatre	300,000	334,000	-
The library's developing involvement with the			
community means growing emphasis on lectures,			
film programs, various public meetings, etc.			
	400,000	488,000	-
UPGRADE EQUIPMENT AND RENOVATE BUILDING	191,000	307,000	-
Seven miscellaneous items.			
ADDED LIBRARY SERVICES			
1. Upgrade Reference Collection	375,000	535,000	-
Reference collection is weak in pre 1950 books,			
journals, etc.			
2. Audio-visual Collection	350,000	567,000	-
To acquire a collection of films, tapes, discs,			
etc. suitable to the needs of the City			
	725,000	1,102,000	-
RENOVATION OF FLOOR			
To carpet 550 sq. yds. of the main entrance			
and display area.	16,000	24,000	-
B. LIBRARY BRANCH DEVELOPMENT			
1. Point Grey, Books and Equipment, Leased Premises	150,000	203,000	-
2. Riley Park, Books and Equipment, Leased Premises	100,000	136,000	-
3. Cedar Cottage, Books and Equipment, Leased Premises	100,000	136,000	136,000
To develop conventional community branches in			
populated areas containing 25,000 to 40,000 people.			
Branch to be 4,000 to 6,000 sq. ft. with book			
stocks of 15,000 to 25,000			
4. Area Branch	\$ 4,275,000	\$6,715,000	-
South side of City, 25,000 sq. ft. with			
reference collection of 100,000 non fiction titles.			
5. Kerrisdale	20,000	32,000	-
Complete refurbishing			
6. VanDusen Botanical Gardens	13,000	20,000	-
Equipment only			
7. Downtown Branch	?	?	-
Large branch offering reading room and book lending			
facilities in the downtown core. No details until			
decision made as to location.			
	4,658,000	7,242,000	136,000
TOTAL	5,990,000	9,163,000	136,000
III. COMMUNITY RECREATION FACILITIES			
A. VANDUSEN BOTANICAL GARDENS	\$800,000	\$1,063,000	-
To complete the development of the Botanical Gardens			
B. KITSILANO TIDAL POOL	1,500,000	1,990,000	1,990,000
Reconstruction of the existing tidal pool to a			
recirculating pool to meet provincial health standards.			
C. CAPILANO STADIUM	600,000	818,000	-
To construct covered seating at the Stadium parallel			
to Ontario to seat 3000 spectators for amateur soccer.			
D. JOHN HENDRY PARK POOL	1,200,000	1,638,000	1,638,000
To construct large outdoor pool.			
E. COMMUNITY SERVICE CENTRES	3,250,000	4,915,000	2,000,000
Extensions and improvements to existing facilities			
such as the older community centres, ice rinks,			
indoor pools such as Marpole, Sunset, Renfrew,			
Killarney, Grandview, Kitsilano, etc.			

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure  
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
F. <u>RESTAURANT AND REFRESHMENT OUTLETS</u> New buildings, replacements and major renovations, to include the following - Prospect Point Coffee Shop, Ferguson Point Restaurant, Frasersview Club House, Langara Clubhouse, John Hendry Refreshment Booth, and Duck Pond Refreshment Booth	2,650,000	4,336,000	867,000
G. <u>LIGHTED PLAYING FIELD</u> One lighted artificial turf field with 1500 covered seats.	2,000,000	2,730,000	2,000,000
H. <u>FIVE INDOOR SWIMMING POOLS AT MAJOR SECONDARY SCHOOLS</u> To provide community swimming pools adjacent to secondary schools to be used by both students and general public.	5,000,000	8,180,000	3,272,000
I. <u>COMMUNITY SERVICE CENTRES</u> New centres at West Pt. Grey, S. E. Sector, and one other location to be decided	3,000,000	4,929,000	1,643,000
J. <u>NEW ICE RINKS</u>	5,400,000	7,676,000	3,290,000
	25,400,000	38,275,000	16,700,000
Less: Anticipated Provincial Government recreational grants	2,000,000	2,000,000	2,000,000
	23,400,000	36,275,000	14,700,000
IV. PARKS			
A. <u>PARKS ACQUISITION</u>			
1. To complete acquisition of park land specified in Tables 1 and 2 several years ago.	\$5,116,000	\$7,112,000	\$ 2,500,000
2. <u>Miscellaneous Areas</u> To acquire miscellaneous properties for park purposes. Special Note Nothing included for False Creek	4,161,000	4,918,000	185,000
3. <u>Downtown Mini Parks</u> To provide mini parks in downtown areas of Vancouver - no specific areas have been selected.	2,000,000	2,000,000	1,000,000
4. <u>Pt. Grey Waterfront</u> To continue purchase of high priority sites.	1,500,000	1,500,000	1,000,000
5. <u>Jericho Defence Lands</u> To reimburse land purchase fund for purchase of 38 acres.	388,000	388,000	388,000
6. <u>Fraser River Waterfront</u>	2,000,000	2,000,000	2,000,000
Sub total of A	15,165,000	17,918,000	7,073,000
B. <u>PARK DEVELOPMENT</u> To develop new parks on land acquired for park purposes. (Including False Creek - Area 6)	13,000,000	17,760,000	13,916,000
C. <u>RENOVATION AND REDEVELOPMENT OF EXISTING PARKS AND FACILITIES</u> To update facilities requiring major renovations or replacement.	7,500,000	11,070,000	
TOTAL	35,665,000	46,748,000	20,989,000
V. HOUSING			
A. <u>HOUSING DEVELOPMENT AND REHABILITATION</u> To acquire and assemble suitable sites for the building of major housing projects	\$10,000,000	\$10,000,000	\$1,000,000
B. <u>SPECIAL GRANTS</u> To provide incentive and special grants as required in order to generate housing	2,500,000	2,500,000	
C. <u>REVOLVING HOUSING FUND</u>	5,000,000	5,000,000	
TOTAL	17,500,000	17,500,000	1,000,000
VI. NEIGHBORHOOD IMPROVEMENT PROGRAM			
To improve living conditions and the physical environment of deteriorated neighborhoods and to develop social and recreational amenities	5,980,000	\$5,980,000	-
VII. CIVIC BUILDINGS AND PROPERTY			
A. <u>CITY HALL ADDITION</u> The City Hall complex is now virtually filled to capacity and additional facilities should be planned for.	\$5,000,000	\$7,400,000	-
B. <u>RELOCATION OF FIRE HALLS</u> Relocation of No. 14 and No. 17 Firehalls to provide a more uniform level of fire protection in the southern and north east section of the City	1,003,000	1,575,000	1,420,000
C. <u>RECONSTRUCTION OF FIRE HALLS</u> To reconstruct Fire Halls No. 19, 21 and 22 which are beyond economical repair and are too small to accom- modate modern apparatus.	1,191,000	1,823,000	1,268,000 (#19 and 22)

Regular Council, September 10, 1974 . . . . . 22

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Proposed Capital Expenditure  
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
<b>D. POLICE BUILDINGS</b>			
1. <u>Public Safety Building</u> Replacement of present Public Safety Building	8,000,000	13,300,000	-
2. <u>Oakridge Police Building</u> Additional space required because of growth and change in police operation	205,000	302,000	-
<b>E. VANCOUVER CITY POUND</b> New Pound is required as it is not practical to make additions to the present building and for a number of other reasons.	450,000	635,000	635,000
<b>F. ENGINEERING YARDS</b> To upgrade existing facilities at the Yards to provide more effectively the required service to trucks and equipment, to separate repair and stores functions to facilitate security and control.	275,000	400,000	-
<b>G. PROPERTY PURCHASE FUND FOR FUTURE CIVIC USE</b> To enable the City to land bank property required for future civic use.	5,000,000	5,000,000	3,000,000
<b>TOTAL</b>	<b>21,124,000</b>	<b>30,435,000</b>	<b>6,323,000</b>
<b>VIII. HEALTH DEPARTMENT</b>			
A. <u>MULTI-SERVICE UNITS</u>	\$2,448,000	\$3,840,000	-
B. <u>CITY ANALYST'S LAB</u> New facilities (space)	160,000	265,000	-
<b>TOTAL</b>	<b>2,608,000</b>	<b>4,105,000</b>	<b>-</b>
<b>IX. SEWERS</b>			
A. <u>SEWER SYSTEM REPLACEMENT</u> Replacement of obsolete sewers; renewal or replacement of defective connections; refurbishing pumping stations	\$4,750,000	\$7,220,000	\$5,583,000
B. <u>NEW SERVICE AND RELIEF SEWERS</u> Service to new subdivisions, provision for trunks sewers and system relief - Heather St. 68/Granville area.	3,000,000	4,500,000	4,250,000
C. <u>UPGRADING SEWER SYSTEM</u> Separating the combined system between Marine Drive and the Upper North Arm Interceptor, providing relief in the Still Creek sanitary system, extension of outfalls, construction of combined flow storage on trunk sewers, limited separation.	15,250,000	23,300,000	17,300,000
D. <u>SEWER SEPARATION ON PRIVATE PROPERTY</u> City's share of sewer separation on private property in commercial, industrial and multiple dwelling areas.	2,000,000	2,000,000	2,000,000
<b>TOTAL</b>	<b>25,000,000</b>	<b>37,020,000</b>	<b>29,133,000</b>
<b>X. WATERWORKS</b>			
A. <u>EXTENSION AND REPLACEMENT - SPECIFIC AREAS</u> Extension and replacement of old water mains in specific areas of high fire hazards.	\$4,396,000	\$6,600,000	-
B. <u>EXTENSION AND REPLACEMENT OF WATER MAINS OTHER AREAS</u> Extension and replacement in non specified locations.	600,000	900,000	-
C. <u>CEMENT LINING OF WATER MAINS</u> Economical means of significantly extending the life of steel mains which are deteriorating	405,000	600,000	-
D. <u>REPLACEMENT PRIOR TO PAVING</u> Replacement of old steel or undersized cast iron pipes prior to paving of the streets.	500,000	750,000	-
E. <u>REPLACEMENT OF STEEL MAINS</u> Replacement of old leaking steel pipe.	200,000	300,000	-
F. <u>FEED MAINS</u> Construction of major feed mains at three locations	575,000	900,000	-
G. <u>PRESSURE REDUCING VALVE STATIONS</u> Installation of 5 new and replacement of 2 pressure reducing valve stations and installation of telemeter control in some parts of the water system.	547,000	850,000	-
H. <u>MISCELLANEOUS IMPROVEMENTS TO SYSTEM</u> Miscellaneous work of various kinds.	300,000	450,000	-
I. <u>SERVICE REPLACEMENT</u> Many individual services have reached the end of their useful life and must be replaced.	625,000	950,000	-
J. <u>NEW SERVICES AND METERS</u> Primarily for the purchase of meters and meter readouts.	400,000	600,000	-
<b>TOTAL</b>	<b>8,548,000</b>	<b>12,900,000</b>	<b>-</b>

Total waterworks expenditures will be financed separately in  
the waterworks account.

cont'd....

Regular Council, September 10, 1974 . . . . .23

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Proposed Capital Expenditure  
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
<b>XI. WORKS - GENERAL</b>			
<b>A. COMMUNICATIONS</b>			
1. <u>Facility Requirements and Undergrounding</u> Point to point radio communication, cable carriers, back up transmitters, relocation and undergrounding of communication wires, cables and ducts.	\$765,000	\$1,201,000	\$1,201,000
2. <u>Digital Alarm and Dispatch</u> Digital street fire alarm box system and traffic signal status indicator and fire dispatch system with terminals in fire halls and fire vehicles.	1,100,000	1,887,000	422,000 (dispatch)
3. <u>Digital Police Terminals</u> Digital information terminals in police vehicles.	400,000	576,000	-
Sub-total of A	2,265,000	3,664,000	1,623,000
<b>B. UNDERGROUNDING OVERHEAD PLANT</b> Undergrounding of overhead power communication and traffic signal control	2,700,000	4,536,000	1,680,000
<b>C. REFUSE DISPOSAL</b>			
1. <u>Refuse Recycling</u> Acquisition of property for the recycling of refuse.	500,000	780,000	-
2. <u>Delta Disposal Scale</u> An additional weigh scale required for the Delta Refuse disposal site.	20,000	29,000	-
3. <u>Delta Disposal Site Leachate</u> Acquisition of facilities to treat leachate from the Delta disposal site	500,000	806,000	806,000
4. <u>Delta Disposal Site Material</u> Acquisition of equipment to provide cover material for the Delta disposal site	500,000	755,000	-
Sub-total of C	\$1,520,000	2,370,000	806,000
<b>D. STREETS</b>			
1. <u>Street Paving</u> Paving and curbing of streets of all classes and in all parts of the City, the vast majority of which would be streets now unpaved or with only a centre strip and gravel shoulder.	14,550,000	24,426,000	12,820,000
2. <u>Lane Paving</u> The paving of lanes with the objectives of eliminating dust, reducing maintenance and improving appearance.	\$1,150,000	\$1,932,000	\$1,490,000
3. <u>Sidewalks</u> Construction of sidewalks where the abutting property owners petition, along with some walks abutting City properties	2,000,000	2,952,000	1,130,000
4. <u>Left Turn Bays</u> Installation of left turn bays at arterial intersections.	1,580,000	2,520,000	1,149,000
5. <u>Hastings Viaduct</u> Replacement for 1980 is necessary.	1,700,000	3,102,000	2,477,000
6. <u>Burlington Northern Bridges</u> Strengthen bridges over the Burlington Northern Railway cut to meet the needs of modern traffic.	500,000	660,000	660,000
7. <u>Burrard-Arbutus Connector</u> Additional property acquisition, plus cost of construction.	1,100,000	1,512,000	-
8. <u>Cordova Street Extension</u> To reduce congestion of turns at Hastings & Gran- ville Streets. Howe to Burrard & Burrard to Thurlow also.	2,320,000	3,222,000	1,834,000
9. <u>Other Items</u> Opening new streets and lanes, landscaping centre boulevards and islands, bus shelters, miscellaneous property acquisition, legal costs, etc.	1,450,000	2,339,000	1,936,000
Sub-total of D	26,350,000	42,665,000	23,496,000
<b>E. STREET LIGHTING</b>			
1. <u>Local Improvement Street Lighting</u> City's share of installation of new or replacement lighting.	\$570,000	\$958,000	\$660,000
2. <u>Other Street Lighting Improvements</u> Adding to or replacing existing inadequate lighting.	550,000	925,000	925,000
3. <u>Undergrounding Street Lighting Services</u> Removing street lighting services from wooden poles and connecting them to the B.C. Hydro underground system.	150,000	252,000	252,000
Sub-total of E	1,270,000	2,135,000	1,837,000

cont'd....

Regular Council, September 10, 1974 . . . . . 24

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure  
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
<b>F. TRAFFIC SIGNALS</b>			
Installation of detection and interfacing equipment for all traffic signal controllers and remote control for approximately one half the signals not connected to the present system in the downtown area.	300,000	590,000	-
<b>TOTAL</b>	<b>34,405,000</b>	<b>55,960,000</b>	<b>29,442,000</b>
<b>TOTAL PROGRAM</b>	<b>195,675,000</b>	<b>271,541,000</b>	<b>103,348,000</b>

The Council heard the following delegations on the above program:

(a) Vancouver Public Library Board

Mr. Peter Kitchen, Chairman, Vancouver Public Library Board addressed the Council and filed a brief requesting inclusion of the amount of \$136,000 for Riley Park Branch Library and that an amount of \$1 million be transferred from the Area Branch item, this money to be spent on reference material. Mr. M.P. Jordan, Director, also addressed the Council and answered questions put to him by the Council on this matter.

(b) West Point Grey Community Association

Mrs. Dorothy Gillis, Vice-President, West Point Grey Community Association addressed Council and advised that in view of Council's action earlier this day with respect to the Park Board portion of the Proposed Capital Expenditure Program, it was their Association's intent to defer their delegation until the matter of the Park Board allocations are being considered in two weeks' time.

(c) Strathcona Community Centre Association

Mrs. Wilma Steele spoke to Council on behalf of the Association requesting that the necessary funds for extension of the existing Strathcona Community Centre be allocated from the funds remaining in the Strathcona Rehabilitation project. It was noted that Council on August 13, 1974, when considering a report from the Director of Planning on Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown, passed the following motion with respect to funding of the extension of the Strathcona Community Centre:

"FURTHER THAT the unallocated Park Board Community Centre funds amounting to \$116,000, be utilized for the proposed extension of the Strathcona Community Centre and the method of financing the project be referred to the Director of Finance."

Following the hearing of delegations, Council dealt with the Proposed Capital Expenditure Program 1976-1980 as follows:

I. Beautification & Preservation

MOVED by Ald. Bowers,

THAT Council approve the inclusion in the Plan of the sum of \$1,625,000 for Beautification and Preservation - Miscellaneous Other Areas.

- CARRIED UNANIMOUSLY

II. Cultural Facilities

MOVED by Ald. Bowers,

THAT Council approve the inclusion in the Plan of the sum of \$136,000 for library branch development.

(amended)

cont'd....



Regular Council, September 10, 1974 . . . . .25

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure  
Program 1976-1980 (continued)

Cultural Facilities (continued)

MOVED by Ald. Volrich in amendment,

THAT an additional sum of \$136,000 be included in the Plan for establishment of a branch library in Riley Park.

- CARRIED UNANIMOUSLY

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the sum of \$272,000 be included in the Plan for Cultural Facilities to provide branch library development in Riley Park and Cedar Cottage at an estimated cost of \$136,000 each."

(III. Community Recreation Facilities &  
( IV. Parks

Reference was made to a meeting earlier this day with the Park Board at which time Council passed the following motion:

"THAT City Council agree with the major categories as outlined in the Park Board memorandum dated September 10, 1974, with regard to the 1976-1980 Five Year Plan Allocations; and

FURTHER THAT the Park Board be requested to report back to the Council within two weeks with their priorities within those categories."

MOVED by Ald. Bowers,

THAT with respect to Community Recreation Facilities and Parks, the Plan shall include the amounts \$14,700,000 and \$20,989,000 respectively, the detailed allocation of these funds to be determined by Council after the proposed meeting with the Park Board in two weeks' time.

- CARRIED UNANIMOUSLY

V. Housing

MOVED by Ald. Bowers,

THAT the sum of \$1,000,000 be included in the Plan for Housing.

(deferred)

MOVED by Ald. Rankin in amendment,

THAT the sum of \$5,000,000 be included in the Plan, this amount to be dispersed on the following basis:

(i) Special Grants - \$2,500,000

To provide incentive and special grants as required in order to generate housing

(ii) Revolving Housing Fund - \$2,500,000

(not put)

MOVED by Ald. Volrich,

THAT consideration of the amount to be included for Housing in the Plan be deferred to the next meeting of Council for a comprehensive report back from the Standing Committee on Housing and the Director of Finance through the Standing Committee on Housing.

(Alderman Rankin opposed)

- CARRIED

VI. Neighbourhood Improvement Program

Council noted the recommendation of the Standing Committee on Finance and Administration that there be no monies included in the Plan under this category.

Regular Council, September 10, 1974 . . . . . 26

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure  
Program 1976-1980 (continued)

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During consideration of the foregoing, the Mayor joined the meeting.

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VII. Civic Buildings & Property

MOVED by Ald. Bowers,

THAT the sum of \$6,323,000 be included in the Plan for Civic Buildings and Properties, to be dispersed in accordance with the recommendations of the Standing Committee on Finance & Administration contained in the above report.

(not put)

MOVED by Ald. Hardwick in amendment,

THAT the amount of \$635,000 for replacement of the Vancouver City Pound be deleted.

- LOST A TIE VOTE  
HAVING RESULTED

(Aldermen Bowers, Harcourt, Massey, Volrich and Mayor opposed)

MOVED by Ald. Volrich,

THAT consideration of the inclusion in the Plan of a sum of \$635,000 for the Vancouver City Pound replacement be deferred to the next meeting of Council;

FURTHER THAT the balance of the monies included in the Plan for Civic Buildings and Properties being \$5,688,000, be approved.

- CARRIED UNANIMOUSLY

VIII. Health Department

Council noted the recommendation of the Standing Committee on Finance and Administration that there be no monies included in the Plan under this category.

IX. Sewers

MOVED by Ald. Bowers,

THAT the amount of \$29,133,000 be approved for Sewer Expenditures over the next five years.

- CARRIED UNANIMOUSLY

X. Waterworks

It was noted that the sum of \$12,900,000 for the Waterworks Expenditures will be totally financed separately in the Waterworks account and does not need to be included in the Plebiscite on the Proposed Capital Expenditures Program 1976-1980.

XI. Works - General

MOVED by Ald. Bowers,

THAT the sum of \$29,442,000 for Works - General, be included in the Proposed Capital Expenditure Program 1976-1980, to be dispersed in accordance with the recommendations of the Standing Committee on Finance and Administration contained in the above report;

FURTHER THAT Item D8 be amended by striking out the words 'and Burrard to Thurlow also', thus amending it to read as follows:

'Cordova Street Extension

To reduce congestion of turns at Hastings and Granville Streets. Howe to Burrard.'

- CARRIED UNANIMOUSLY

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DELEGATIONS AND OTHER REPORTS

49th Avenue Crosstown Bus

Council had before it for consideration a report from the City Engineer dated September 5, 1974, with respect to the 49th Avenue crosstown bus. This report outlined the history of the City's efforts to obtain bus service across 49th Avenue, the present Engineering Department position which states that extension of the route along 49th Avenue to Marine Drive is more acceptable than the Granville Street proposal, however it does not serve the major demand for access to Oakridge Shopping Centre. The City Engineer also stated that as an alternate, Cambie Street, 41st Avenue, Marine Drive to U.B.C. would still be preferable to Granville as a route north to 41st Avenue.

The report concluded with the following recommendations:

- "1. That Council accept, east of Cambie Street, a permanent routing of Imperial Street, 49th Avenue, Tyne Street, 54th Avenue, Kerr Street and 49th Avenue.
2. That Council consider which of the following routings west of Cambie Street best meets the overall needs of the City -
  - (a) Cambie Street, 41st Avenue, Marine Drive to U.B.C.
  - (b) 49th Avenue, Marine Drive, Dunbar Street, 41st Avenue, Marine Drive to U.B.C.
3. That Council accept the use of Doman Street instead of Tyne Street until appropriate improvements can be carried out on 54th Avenue.
4. That the Honourable James G. Lorimer be advised of whichever routing Council accepts.
5. That if these route arrangements are satisfactory to the Provincial Government, the Engineering Department immediately prepare a further report on bus stop locations and funds required for bus pull-offs and pavement strengthening for Council's approval."

Council also noted a letter from the Honourable James G. Lorimer, Minister of Municipal Affairs, indicating that the Provincial Government is now prepared, and wishes to proceed with at the earliest date possible, a City Bus Service on Imperial from Burnaby, 49th Avenue, Tyne Street, 54th Avenue, Doman Street, 49th Avenue, Marine Drive, Dunbar Street, 41st Avenue, Marine Drive to U.B.C., which route is basically the same as the route proposed by the Marpole-Oakridge Area Council, except in the Champlain Heights area.

The letter cites arguments supporting this routing as providing service to several areas in the City, providing connection to a series of north-south bus routes, and as well, providing an additional east-west service to link in with the future north-south light rail transit service on the Arbutus line.

Council heard the following delegations on this subject:

- (a) Mr. E.J. Ruddell, Marpole-Oakridge Area Council, reiterated the Area Council's position in favour of a bus route across 49th Avenue to U.B.C. He also drew Council's attention to the fact that the Vancouver School Board unanimously endorses this proposed bus route.
- (b) Mr. Tom Choboter, Sunset Area Council, advised Council that at a recently held public meeting called by the Sunset Area Council, the residents of the Sunset area were very strongly in favour of a direct crosstown route along 49th Avenue to U.B.C.
- (c) Mr. Nathan Davidowicz, U.B.C. Alma Mater Society Transit Liaison Officer, supported the provision of a bus service across 49th Avenue to U.B.C. and suggested that this routing would provide access for students to accommodation on the southern slopes.

cont'd....

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DELEGATIONS AND OTHER REPORTS (cont'd)

49th Avenue Crosstown  
Bus (continued)

- (d) Mr. John Lennon, 1166 West 49th Avenue, spoke to his communication to Council dated September 4, 1974, objecting to a bus route on 49th Avenue between Granville and Oak Streets. He stated that 56 residents in the 1100 Block West 49th Avenue have signed a petition against the proposed 49th Avenue crosstown bus.
- (e) Miss Tanis Koffman, resident of 49th Avenue between Oak and Granville Streets, stated she is a student at U.B.C. and supported a 49th Avenue crosstown bus service as being a faster route to U.B.C. than a bus service across 41st Avenue.
- (f) Mr. N. Read, Chairman of a new co-operative development in Champlain Heights, supported a 49th Avenue crosstown bus service directly into the University grounds.
- (g) A representative of the residents at the Fairhaven Senior Citizens Home at 49th Avenue and Vivian urged Council to support a 49th Avenue crosstown bus.
- (h) Mr. Cotterell, 1716 West 49th Avenue, appeared on behalf of the residents in this block who wished to be put on record as objecting to a bus route in front of their homes.
- (i) A representative of Champlain Heights Area Council spoke in favour of a bus service across town to U.B.C., but considered implementation of the service more important than the routing of the bus west of Cambie Street.
- (j) Mr. J. Johnston, 1660 West 49th Avenue opposed the proposed routing across 49th Avenue west of Cambie and requested that consideration of this item be deferred pending further study and also to permit residents in the area to assess the situation more fully.
- (k) Dr. Christianson, who resides at Marguerite and 49th Avenue, opposed the proposed routing of this service across 49th Avenue west of Cambie Street.

A number of other persons addressed the Council putting forth arguments pro and con the proposed routing of the 49th Avenue crosstown bus on 49th Avenue west of Cambie Street.

MOVED by Ald. Bowers,

THAT recommendations 1, 3, 4 and 5 of the City Engineer contained in his report dated September 5, 1974, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the City inform the Honourable James G. Lorimer, Minister of Municipal Affairs, of its wish that he implement, as soon as possible, a 49th Avenue crosstown bus service along 49th Avenue to Cambie Street, 41st Avenue, Marine Drive to U.B.C. and advise him that the City will undertake a survey within a few months to determine whether or not this service should be re-routed west of Cambie to continue along 49th Avenue, Marine Drive, Dunbar, 41st Avenue, Marine Drive to U.B.C.

- CARRIED

(Aldermen Harcourt and Marzari opposed)

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At this point in the proceedings, Council observed a short recess.

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DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the  
Marpole Area

Council had for consideration Clause 2 of the report of the Standing Committee on Waterfront and Environment dated August 29, 1974, on Noise By-law - Complaint re Buses on Osler Street between 71st and 72nd Avenues in the Marpole Area, and report from the City Engineer dated September 5, 1974, on Transit Routes in the Marpole Area.

The report of the Committee recommended:

"THAT the City Engineer

- (a) request the Greyhound Bus Lines and Pacific Stage Lines to use Cambie Street/41st Avenue/Oak Street as the route for their buses.
- (b) request B.C. Hydro
  - (i) to consider routing for the Richmond Express bus to be Hudson Street/71st Avenue/Oak Street
  - (ii) to consider using the bus travelling along Marine Drive from New Westminster as the Shuttle to Granville Street.
- (c) be instructed to institute procedures for interim maintenance of the streets to be used as temporary bus routes."

The City Engineer's report dated September 5, 1974, outlined the present situation on Osler Street with respect to transit use of this Street and contained the following summary of approximate rush hour bus volumes on Osler Street:

	<u>Pre July 1974</u>	<u>Post July 1974</u>
Richmond Express	15/hr.	15/hr.
Pacific Stage Lines	1/hr.	1/hr.
Granville Shuttle	-	12/hr.
Marine Drive	-	2/hr.
	<u>16/hr.</u>	<u>30/hr.</u>

It was noted that the increased volume since July, 1974, is due to the construction of the Hudson Street Bridge.

The City Engineer advised that since the meeting of the Standing Committee on Waterfront and Environment on August 29th, his Department has been in contact with B.C. Hydro regarding the above and submitted the following information:

- "1. B.C. Hydro indicate they would object to Pacific Stage Line buses being returned to a routing via 41st Avenue, Oak Street, Oak Street Bridge. This route was used by Pacific Stage Lines, however, it had to be abandoned due to delay caused by heavy traffic congestion on Oak Street coupled with the difficulty of making the left turn off 41st Avenue to go south-bound on Oak Street. This frequently resulted in missed ferry connections, thus bringing about the present arrangements. The present route provides P.S.L. with a queue jumper at 71st Avenue which has cut down running time and ensured ferry connections.

In view of the relatively light volumes (approximately one bus per hour) and the consequent small effect on the overall noise problem, and the need to make ferry connections, we are sympathetic to B.C. Hydro in their request for P.S.L. buses to continue to use Osler Street. To reduce the noise from the P.S.L. buses, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated, and the buses now travel directly up Osler Street from Marine Drive.

DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the  
Marpole Area (continued)

2. B.C. Hydro have indicated that it is not operationally possible for the Marine Drive service to use the 63rd and Granville loop as the loop is already congested, and presently there is not sufficient running time to absorb the additional mileage. A further consideration is that passengers transferring from the Marine Drive to the Oak Street service would be carried past the transfer point and back again.

To reduce the noise from Marine Drive buses also, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated and the buses now travel directly up Osler Street from Marine Drive.

3. Regarding the permanent routing of the Richmond Express, B.C. Hydro have indicated the following as of September 4th:

'Ultimately, we hope to operate the 60 Richmond Express via Granville, 70th Avenue, Hudson, 71st Avenue, then via regular route over the Oak Street Bridge. This is pending a current investigation at Marpole to determine the number of people who transfer in this area. If a large volume of people transfer at Marpole, then the 60 Richmond Express will route via Granville, Marine, Hudson, 71st Avenue, then via regular route over the Oak Street Bridge.'

Since either permanent routing will involve 71st Avenue from Hudson to Osler, it now seems appropriate to declare Hudson Street, 71st Avenue a transit route, and upgrade 71st Avenue as required. A minimum treatment consisting of a paved strip 22 feet wide would cost \$10,000 which funds are available in Streets Capital Funds. However, we would also initiate a curb and gutter petition on the street so the street could be fully developed.

Routing the Richmond Express via Marine Drive, Hudson Street, 71st Avenue, Oak Street, will involve approximately 110 residential units as opposed to 150 on the present routing. In addition, one less turn will provide better operating conditions. Residents on 71st Avenue between Hudson and Osler have been notified of this proposal.

4. For the Granville Shuttle to use 72nd Avenue from Osler to Oak Street, 72nd Avenue would need to be improved at a cost of approximately \$1,000 for temporary improvements or \$4,000 for permanent improvements. The expenditure does not appear justified for the temporary 10 month routing. To reduce the noise from the Shuttle buses also, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated, and the buses now travel directly up Osler Street from Marine Drive. "

The City Engineer also advised of the following action which has been taken:

" Routing of the Richmond Express to Hudson Street, 71st Avenue on a permanent basis will be done as soon as the route is approved by Council. This will reduce present bus volumes on Osler Street to a level similar to those existing before construction of the Hudson Street Bridge.

Problems caused by the turn from 72nd Avenue to Osler Street on the Pacific Stage Line, Marine Drive and Shuttle services have already been eliminated. When construction is complete, only the Pacific Stage Line buses will use Osler if our recommendations are accepted."

The report concluded with the following recommendations:

- (1) That Council approve Hudson Street from 72nd to 71st Avenues, and 71st Avenue from Hudson to Osler as a transit route;
- (2) Further that funds be provided from the Streets Capital Funds to upgrade 71st Avenue as required, by transferring funds from appropriation 148/7916 'Miscellaneous Projects' to an account for this purpose. (A local improvement will be initiated subsequently by the City for curbs and gutters.)

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DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the  
Marpole Area (continued)

Council heard a representation from Mrs. Flaata on behalf of approximately 65 residents of Osler Street between 71st and 72nd Avenues. She suggested that it would be feasible to re-route the Greyhound Bus Lines and Pacific Stage Lines buses to Cambie Street, 41st Avenue, Oak Street and also to re-route the Granville Shuttle to use 72nd Avenue from Osler to Oak Street.

MOVED by Ald. Linnell,

THAT recommendation (a) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT recommendation (b)(i) of the Committee contained in this Clause and recommendation (1) of the City Engineer contained in his report be approved.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Linnell,

THAT recommendation (b)(ii) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the City Engineer request B.C. Hydro to route the Granville Shuttle to use 72nd Avenue from Osler to Oak Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT recommendation (2) of the City Engineer contained in his report be approved.

- CARRIED UNANIMOUSLY

Council considered the remaining Clauses of the report of the Standing Committee on Waterfront and Environment dated August 29, 1974, as follows:

Noise Workshops  
(Clause 3)

Progress Report - North Arm of  
the Fraser River (Clause 4)

MOVED by Ald. Linnell,

THAT Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

Waterfront Planning Study  
(Clause 1)

For Council action on this Clause, see page 2.

Regular Council, September 10, 1974 . . . . . 32

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Illegal Suites:  
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of August 23, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Blanche Anderson (tenant), 344 East 54th Avenue  
Romao Narciso Almeida (tenant), 3409 East 25th Avenue  
Abdul Gaffar (owner), 165 S. W. Marine Drive  
Kate Bvans (tenant), 1845 Dunbar Street

- (b) the following applications be approved for one year from the date of this Resolution:

Susan E. Irvine (tenant), 999 West 20th Avenue  
Sukhjit Singh Gosal (owner), 115 West 63rd Avenue  
Allan I. Clark (tenant), 105 West 47th Avenue  
Kwok Tai Chiu (tenant), 2648 Dundas Street  
Kantilal Thakorlal (owner), 2692 East 45th Avenue  
Kashmir S. Johal (tenant), 431 S. E. Marine Drive  
Evelyn D. Engelking (tenant), #10 - 2846 Spruce Street

- (c) the following application be approved for six months from the date of this Resolution:

Dan Barriscale (tenant), 2602 Ontario Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Jose Henrique Santos (tenant), 1496 East King Edward Avenue  
Alexander Liechti (tenant), 2812 Alberta Street  
Hazoor Singh Basran (tenant), 257 East 62nd Avenue  
Thomas Barr (tenant), 2247 Oxford Street"

MOVED by Ald. Bowers,

THAT recommendations (a) to (e) inclusive contained in the foregoing Special Committee report dated August 23, 1974, be approved.

- CARRIED UNANIMOUSLY



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Implementation of Recommendation of  
Special Committee re Mountain View  
Cemetery

The Board of Administration submitted the following report under date of September 9, 1974:

**"The Medical Health Officer reports as follows:**

'Council on July 31, 1973 gave the by-law to amend by-law No. 4162, being the Cemetery By-law, first reading, approved it in principle, and deferred further consideration, being approval from the Provincial Minister of Health.

On August 13, 1974, City Council adopted the following five points which had been agreed between the Chairman of Mountain View Cemetery Committee and the Minister of Health:

1. That the 2,500 graves sold prior to 1918 but not used be released to the City for sale.
2. That the approximately 22,000 graves sold prior to 1928 be reclaimed providing the City satisfies all legal liabilities regarding these graves.
3. Perpetual Lease Plan (Section 2 of the brief).
4. Proposed Fee structure - this is the structure proposed in Exhibit A of the brief, plus an additional 10% because of the recent considerable cost escalation.
5. Section 21, Subsection 3 - re liners.

Council on August 13, 1974, instructed that these proposals were to be implemented effective September 1, 1974.

The Medical Health Officer therefore advises of the following implementation program based on discussion at the Mountain View Cemetery Committee meeting.

The provisions of Item 3 above regarding Perpetual Lease Plan are to take effect upon the adoption of the By-law. The Director of Legal Services advises that Perpetual Renewable License is a more appropriate term than Perpetual Lease Plan.

The Medical Health Officer and the Cemeteries Committee recommend the following policy regarding the Perpetual Renewable License:

There be a Perpetual Renewable License available in respect to any grave-site. This 40 year License will be in force indefinitely subject to renewal, initially after 39 years of the original license signing. It is recommended that there be no charge for renewal of licence for continuing periods of 40 years. (The forms for use for this purpose are attached for City Council information).

Re: Item 4 above - The proposed By-law to amend By-law No.4162 being the cemetery by-law contains the fee schedule and is submitted for approval under by-laws in Council. The Superintendent of Mountain View Cemetery has been authorized to charge the new rates effective September 1, 1974. As the Minister of Health agreed to the rate schedule, the City Council recommendation to further add 10% was regarded by the Cemetery Committee as a matter to be taken up with the new responsible Minister, The Honorable Phyllis Young, Minister of Consumer Affairs.

Section 2 contained in the first reading of the By-law has been deleted. This provision required the Cemetery gates to remain open but it was the wish of the Health Minister that our By-law remain in its current form.'

Yours Board RECOMMENDS that:

- (a) The By-law to amend By-law No.4162 be considered by Council under By-laws later this day.
- (b) The recommendation of the Medical Health Officer regarding the Administration of the Perpetual License be approved."

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

Regular Council, September 10, 1974 . . . . . 34

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Purchase of R.C.M.P. Property:  
Point Grey Road

The Board of Administration submitted the following report under date of September 6, 1974:

"I have received the following report from the Director of Finance and recommend that Council adopt his recommendation re Source of Funds for the Purchase of the R.C.M.P. Property:

'With reference to Council's 'In Camera' resolution of August 27, 1974, to the effect that the City make an offer to the Department of Public Works for acquisition of former R.C.M.P. Headquarters at 3875 Point Grey Road, being lots 12, 13 and 14 of east part of D.L. 448, I RECOMMEND that the source of funds be Point Grey Road Acquisition Capital Funds unallocated.'"

MOVED by Ald. Gibson,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on  
Social Services, August 29, 1974

The Council considered this report submitted by Aldermen Hardwick and Gibson, as members of the Social Services Committee, due to the lack of a quorum, which contains six clauses identified as follows:

- Cl. 1: Red Door Rental Aid - Complaint on Commercial Rental Agencies
- Cl. 2: Downtown Eastside Residents Association - Complain of Health By-law Infraction at 322 Jackson Avenue
- Cl. 3: Downtown Eastside Residents Association - Complaint of Rent Increase at the Columbia Hotel 303 Columbia Street
- Cl. 4: Royal Rooms, 237 Main Street - Rent Increase
- Cl. 5: Leisure Link - Request for a Grant
- Cl. 6: West Broadway Citizens Committee - Conversion of a Building at 2366 York Avenue

The Council took action as follows:

Clauses 1 - 6 inclusive

MOVED by Ald. Hardwick,

THAT the resolutions contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

II. Report of Standing Committee  
on Finance & Administration,  
August 29, 1974

The Council considered this report of the Committee which contains six clauses identified as follows:

- Cl. 1: Aldermanic Indemnities
- Cl. 2: Supplementation of Federal Training Grant Honoraria for Physicians
- Cl. 3: Third Floor Renovations
- Cl. 4: Consideration of Real Property Taxation Legislation by the Select Standing Committee on Municipal Matters of the Provincial Legislature
- Cl. 5: Development Permit Application Process
- Cl. 6: Resolution for Submission to the U.B.C.M. Annual Convention

The Council took action as follows:

Aldermanic Indemnities  
(Clause 1)

In considering this Clause, Council noted a memorandum from the Chairman on this matter proposing certain amendments to the Committee's recommendation.

MOVED by Ald. Bowers,

THAT consideration of this Clause be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2, 5 and 6

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in Clause 2 be approved and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Third Floor Renovations  
(Clause 3)

For Council action on this Clause, see page 8.

Consideration of Real Property Taxation  
Legislation by the Select Standing  
Committee on Municipal Matters of the  
Provincial Legislature (Clause 4)

MOVED by Ald. Bowers,

THAT the recommendation of the Committee contained in this Clause be approved, and that Council endorse the brief of the Director of Finance dated August 29, 1974, to the Select Standing Committee on Municipal Matters of the Provincial Legislature regarding the subject of municipal taxation.

- CARRIED UNANIMOUSLY

III. Part Report of Standing Committee  
on Social Services, September 5, 1974

Native Information Centre, 548 Nelson  
Street - Consideration of Grant  
Request and Location (Clause 1)

Mayor Phillips advised that he had had contact with Superintendent Oliver and another Police Officer with respect to the location of this Native Information Centre, and both officers were strongly opposed to a Native Information Centre in either the Granville Street or Gastown areas of the City.

He further advised that he had received letters from Mrs. Irene Allard and Mr. L. Demoray, Assistant Administrator, Union of B.C. Indian Chiefs, opposing the location of an information centre in this location.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Native Information Centre  
(continued)

MOVED by Ald. Rankin,

THAT City Council grant \$3,854 to Native Information Centre to cover operating costs to the end of 1974, contingent upon the Police Department submitting a monthly evaluation report on the operation of the Centre to the Standing Committee on Social Services.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Bowers, Massey, Volrich and Mayor opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW

The Council agreed to withdraw this By-law to a future meeting of Council as there were insufficient members of Council present eligible to vote on the matter.

2. BY-LAW TO AMEND BY-LAW NO. 4017,  
BEING THE BOARD OF ADMINISTRATION  
BY-LAW (City Manager)

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,

SECONDED by Ald. Volrich,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, September 10, 1974 . . . . . 37

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4702,  
BEING THE BUILDING BY-LAW  
(Handicapped Regulations)

MOVED by Ald. Volrich,  
 SECONDED by Ald. Harcourt,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,  
 SECONDED by Ald. Harcourt,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4068,  
BEING THE PLUMBING BY-LAW

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Rankin,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Rankin,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 4162,  
BEING THE CEMETERY BY-LAW

MOVED by Ald. Linnell,  
 SECONDED by Ald. Gibson,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Linnell,  
 SECONDED by Ald. Gibson,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, September 10, 1974 . . . . . 38

MOTIONS

1. Mountain View Cemetery

MOVED by Ald. Linnell,  
SECONDED by Ald. Gibson,

THAT WHEREAS Council on August 13, 1974, resolved that certain proposals with respect to Mountain View Cemetery be implemented effective September 1, 1975;

AND WHEREAS it was the intent of Council that these matters be implemented September 1, 1974;

THEREFORE BE IT RESOLVED THAT the Council Minutes of August 13, 1974, be amended by striking out 1975 and inserting in lieu thereof 1974.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Volrich and recognized by the Chair:

1. Buster's Auto Towing

MOVED by Ald. Volrich,  
THAT WHEREAS

- (a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;
- (b) The said contract confers very valuable benefits on the Company;
- (c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;
- (d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a meeting of the Standing Committee on Finance and Administration to discuss with the Committee its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

- (i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
- (ii) Towing away vehicles from privately-owned areas.
- (iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.
- (iv) Charges and procedures for owners in recovering their vehicles.
- (v) Towing away vehicles on complaints of citizens.

(Notice)

The Council adjourned 11:15 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council meeting  
of September 10, 1974, adopted on September 24, 1974.

A. Phillips  
MAYOR

E. N. Little  
CITY CLERK

Board of Administration Report, September 6, 1974 . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Air Space Title

The City Engineer reports as follows:

"A request has been received on behalf of Famous Players Ltd. to purchase a title to Air Space over the portion of the City lane presently occupied by their crosswalk above the lane for the Capitol Theatre. The company is prepared to pay \$18,500 for the Air Space Title. The area to be purchased would be over a portion of the lane which is 20 feet wide abutting their 25-foot lot. The space would be from approximately 14 feet above the lane grade to a point approximately 75 feet above the lane grade.

At the present time the crosswalks over City streets and lanes occupy air space that has been leased. The current rate for air space leased is \$1.00 per square foot of highway covered by the structure over the street or lane. Woodward's Stores, who have a recent lease, also pay taxes which at present are approximately 65 cents per square foot.

Under the present lease arrangement, the City has tight control over what conditions the air space is leased under. Long term leases could be made subject to review every five years as to the rental rate.

The future requirements of the City's street and lane system are uncertain. They are changing rapidly in many parts of the City. With increasing private use of underground space below City streets, closure of streets and closures of lanes, remaining lane space both above and below surface level is becoming increasingly critical to our ability to service the City, particularly in the downtown area. Possibilities exist for certain forms of transit such as "people movers", pedestrian skywalks, now becoming common in such cities as Minneapolis, etc., that could occupy street and lane air space. Under lease arrangements the City would still have control over the air space above the highways which they would lose if parts were in private ownership. On the other hand, there is no reason why lease arrangements should not give property owners all the flexibility required for their purposes. It is this Department's view that to accommodate future possibilities for use of lane space, the City should not sell Air Space Titles over highways. If more revenue is desired, rentals can be raised.

I RECOMMEND that the City continue the policy whereby structures are permitted over portions of highway under lease arrangements which are first approved by City Council. However, as the agreement for the acquisition of the Orpheum Theatre by the City and the remodelling of the Capitol Theatre complex are interrelated and the agreement has indicated the City would create and sell an Air Space Title, Council may wish to make this one agreement a special exception to the policy noted. If this is Council's decision or if Council do not agree with the policy, then Council should proceed as follows:

- (a) An Air Space Title be created over the lane east of Granville Street, South of Robson Street at the rear of the Capitol Theatre (Lot 5, Block 63, D.L. 541);
- (b) The lower and upper elevations of the Air Space parcel to be to the satisfaction of the City Engineer.
- (c) The Air Space Title be conveyed to Famous Players Ltd. for the sum of \$18,500 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Rupert Street Underpass at Vanness Avenue

The City Engineer reports as follows:

"This structure was erected in (about) 1910 and is owned by the B.C. Hydro Railway. It consists of two concrete abutments with wing walls and two concrete piers located on each side of the travelled 20 foot road

Cont'd . . . .



Clause 2 cont'd

surface of Rupert Street. Pedestrian walks are provided in the 7 foot space between the piers and the abutments. Steel beams span the spaces between concrete supports and carry the B.C. Hydro Railway track over Rupert.

The underpass had a substandard clearance and even though adequate signs existed the underpass was struck on several occasions by motor vehicles and the City has paid a claim recently for damage to a vehicle.

In November, 1973 the overhead portion of the bridge was knocked down. As this portion of the rail line was not in use, the City Engineer requested that B.C. Hydro Railway postpone repairs for a period of time in which some permanent solution to the problem might be derived.

If the structure was restored in 1973, the City would have been obliged to lower Rupert Street.

The B.C. Hydro officials indicated that they were prepared to leave the structure down indefinitely on the understanding that the City would pay for restoration if and when the bridge was required by the B.C. Hydro Railway.

With the structure down, its two derelict piers and aging abutments still pose a hazard to motor vehicle and pedestrian traffic. As it is very unlikely that they would be used should the structure be renewed, it would be in the interests of safety to remove them. It is estimated that this could be done for \$5,000.00 which is available in budgeted Street Capital Funds.

In view of the fact that this structure as it existed in 1973, represented a hazard to pedestrians and vehicles, it is to the City's advantage to leave it down and replace it, if and when required by B.C. Hydro for its railway operation.

Therefore, I RECOMMEND that:

- (a) The City Engineer and the Director of Legal Services be authorized to negotiate an agreement with B.C. Hydro Railway covering the removal and restoration of the Rupert Street underpass at Vanness in its present configuration or some alternate configuration to meet future needs.
- (b) The Mayor and the City Clerk be authorized to execute the agreement on behalf of the City and the seal of the City thereto affixed."

Your Board RECOMMENDS that the foregoing be approved.

3. Champlain Heights - Noise Study

The City Engineer reports as follows:

" On April 19, 1974, Council approved a recommendation that \$5,000 be authorized for a study of noise problems along Boundary Road, the City Engineer to call for proposals and retain a consultant to do the study. The preliminary results of this study were discussed with the area planning consultants, and have been incorporated in the current land use schematics.

The acoustical consultants' final report has now been received, and is on file in the City Clerk's Office."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, September 6, 1974 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Illegal Housekeeping Unit  
4157 West 14th Avenue

Applications have been received under the Hardship Policy from three tenants who occupy an illegal housekeeping unit in the basement of the above building. The Director of Permits and Licenses reports as follows:

"On April 30, 1974, City Council heard a delegation from Mrs. C. Razzell against the retention of a housekeeping unit in the basement of the above building. Council resolved:

' THAT the application be not approved and that the Department of Permits & Licenses be instructed to make periodic checks on these premises to determine that the appropriate by-law in respect of the number of persons permitted in this dwelling is being upheld, with particular attention being paid to the complaints listed by the neighbours.'

Following this decision, on May 8, 1974, the applicants and owner were notified that the use of the building must be restored to a One Family Dwelling within thirty days.

On June 12, 1974, a reinspection was made of the building where it was found that the basement was occupied as a separate housekeeping unit by new tenants, but that the total occupants in the building did not exceed five. There are three occupants in the basement housekeeping unit, each of whom have made an application to City Council for consideration under the Hardship Policy. The applications indicate that two of the occupants are students on a very limited income and the third is single, fully employed with an income of \$520.00 per month and that neither age nor health are factors.

A further letter of complaint, objecting to the use of the building as a Two Family Dwelling has been received from W. E. Razzell. The Hardship Committee has considered these applications and recommend that they be approved for a period of one year."

Your Board submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

CONSIDERATION AND RECOMMENDATION

2. Hodson Manor - 1254 West 7th Avenue -  
Lot A, Block 313, D.L. 526

The Director of Permits and Licenses reports as follows:

"Vancouver City Council at its meeting of April 30, 1974 approved the following recommendations of the Director of Planning in his report dated April 26, 1974:-

- (i) Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D. L. 526;
- (ii) The Assistant Director, Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre;
- (iii) All the necessary approvals be sought for the operation of the Local Area Activity Centre;
- (iv) The funds for this work to be provided from 1974 Supplementary Capital Budget.'

Cont'd . . .

Clause #2 continued:

Hodson Manor was relocated on June 9, 1974 to the City-owned property at 1254 West 7th Avenue. It is set on temporary steel blocking owned by the moving company awaiting the installation of the foundations and basement. All the final costs associated with this moving phase of the work have not yet been received, however it appears that the total related costs will be \$55,000 as compared to the \$50,000 noted in the original report from the Planning Department.

On May 16, 1974 the Architectural firm of Rhone and Iredale was retained to prepare a preliminary proposal with associated cost estimates for the necessary work to restore Hodson Manor for use as a Local Area Activity Centre and to protect the building from further structural deterioration.

The Architect has now completed his report entitled 'Restoration and Use Study', a copy of which is circulated to Council.

In brief the report outlines estimated costs for minimal preservation of the building which includes construction of a new foundation, complete exterior restoration, partial interior restoration; bringing the house up to existing Building Code Standards, and exterior site development. A further breakdown outlines the proposed functional uses and space allocations together with related costs for a Local Area Activity Centre.

The following is a summary of space allocations and cost estimates as recommended in the Architect's report:

Minimum preservation work	\$ 79,676
Site Development	15,198
Day Care Facility (accommodation for up to 17 children in the 3-5 years age group) on main floor	13,253
Community Assembly Room (restored to original character) on main floor	9,590
Local Area Planning Office and Local Area Information Office on second floor	6,600
Community Workshop (includes roughed in plumbing and other services) in basement	<u>8,869</u>
TOTAL	<u>\$133,186</u>

Should Council, in the near future, approve the full implementation of the Architect's report, the financial analysis of the project is estimated as follows:

a) Complete alteration program as outlined in Architect's report	\$133,186
b) Architect's fees for initial study, already expended	5,000
c) Moving expenses	55,000
d) Estimated land value of City-owned property	<u>75,000</u>
	\$268,186

LESS - Provincial Government Capital Grant (The plans showing the proposed Day Care Centre have been approved in principle by the Provincial Day Care Information Officer and it can therefore be assumed that the \$20,000 Capital Grant for the construction of a Day Care Facility will be recoverable from the Provincial Government) - deduct	<u>20,000</u>
FINAL COST	\$248,186

Board of Administration, September 6, 1974 . . . . . (BUILDING - 3)

Clause #2 continued:

Funds available from Supplementary Capital Budget	<u>\$155,000</u>
Additional Funds Required	<u>\$ 93,186</u>

NOTE: If Council so desires, the Crafts Workshop and Historic Preservation phases of the report could be deferred to reduce the costs by \$18,459.

The increase in the cost estimate from that previously reported to Council is substantial, and is due to a combination of a basically low first assessment of renovation work required; high escalation of construction costs; and certain unanticipated work required to meet By-law requirements such as a complete sprinkler system, a fire alarm system, the application of fire retardent plasterboard to exterior walls and vertical and horizontal fire separations.

An application has been made for a Development Permit for the use of Hodson Manor as a Local Area Activity Centre as outlined in the Architect's report. The Technical Planning Board notified the owners of surrounding properties of the intended use. On August 13, 1974 Council received a letter and petition from local residents who oppose certain of the proposed uses and Council referred the matter to the Director of Planning for discussion with the parties concerned. The Director of Planning advises that interviews are being carried out with the local residents and a report will be forwarded to Council as soon as possible.

The Architect's report has been circulated to the various potential user groups who have expressed general approval of the study. They have also expressed satisfaction with the performance of the Architect and agreement with his continued involvement with the project.

The Comptroller of Accounts advises that \$155,000 was provided in the 1974 Supplementary Capital Budget to cover land acquisition and the relocation and minimal restoration of Hodson Manor, and if Council approves the total work, the extra funds in the amount of \$93,186 would be provided from the 1974 Unallocated Supplementary Capital Budget.

This report and its appendix are submitted for Council's CONSIDERATION with the RECOMMENDATION that:

- A. Council approve the preliminary budget figure of \$79,676 for the minimal preservation phase of the work, as outlined in the Architect's report.
- B. Approval be given to the full cost estimate of \$248,186 if Council confirms its decision that Hodson Manor be used as a Local Area Activity Centre, pending a further report from the Director of Planning regarding the results of interviews with local residents. The necessary additional funds in the amount of \$93,186 be provided from the 1974 Unallocated Supplementary Capital Budget.
- C. Approval be given for the commission of Rhone and Iredale as Architects for the preparation of working drawings and supervision.
- D. The preparation of working drawings and call for tenders and report back to Council be authorized.
- E. That the matter of establishing the method of management of the Local Area Activity Centre be referred to a Standing Committee for Consideration."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 186

Board of Administration, September 6, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Request to Close a Street and  
Parking Lot, Sunset Area Council

The City Engineer reports as follows:

"Mr. T. Choboter, Chairman of the Sunset Area Council Society, 6647 Fraser Street, has requested, by letter, permission to close 46th Avenue immediately west of Fraser Street, and an adjacent parking lot, so that they may hold a "Good Old Days" festival.

Details of the proposed closures and activities are as follows:

- (i) 46th Avenue from Fraser Street to the lane west of Fraser Street on Friday, September 20, 1974, from 6:30 p.m. to 11:00 p.m. and Saturday, September 21, 1974, from 10:00 a.m. to 7:00 p.m. This closure is requested to provide an area where a stage can be constructed to facilitate square dancing and other special events. It is also proposed to decorate the street by hanging banners on utility poles.
- (ii) The City owned parking lot west of the lane west of Fraser Street from 45th Avenue to 46th Avenue on Friday, September 20, 1974, from 6:30 p.m. to 11:00 p.m. and Saturday, September 21, 1974, from 10:00 a.m. to 7:00 p.m. This closure is requested to facilitate sales of food and merchandise, and to provide an area for groups of entertainers and a fast-draw shooting competition (using blank ammunition).

In conjunction with the festival, the Society also requests permission to hang decorative banners on utility poles along Fraser Street from 41st Avenue to 51st Avenue from September 16 to September 21, 1974.

The Police Department have no objections to the proposal and will provide special attention. They will also issue a permit and provide special attention for a parade which is planned for Saturday morning.

Transit is not affected by the proposed closure and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic the street and parking lot as outlined above and to attach decorative banners to utility poles as outlined above, such approval should be subject to the following conditions:

- A) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures and the festival. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- B) The cost of temporary traffic controls be borne by the applicant.
- C) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- D) Any items attached to City utility poles be to the satisfaction of the City Engineer.
- E) Any electrical fittings on the street be approved by the City Engineer.
- F) Permission for the shooting competition be obtained from the Chief Constable.
- G) Licenses required by the Department of Permits and Licenses be obtained prior to the event.
- H) All food concessions be approved by the Medical Health Officer. "

Your Board submits the above report to Council for CONSIDERATION.

Board of Administration, September 6, 1974 . . . . . (FIRE - 2)

2. Lane South of 14th Avenue West from  
Fraser Street, Mr. & Mrs. Hazuda

The City Engineer reports as follows:

"At the Council meeting on June 11th, 1974, Alderman Rankin raised the matter of complaints recently received from Mr. & Mrs. Hazuda with respect to the problem of large trucks using the lane south of 14th Avenue West from Fraser Street which abuts the rear of their property. Alderman Rankin requested that the City Engineer investigate this matter with a view to resolving the situation for report back.

The Engineering Department's history of complaints begins shortly after the Hazudas purchased the property in July, 1963. They immediately placed old wood utility poles on the north side of the lane allowance to prevent vehicles from striking their house. Investigation of this complaint resulted in the installation of a "Dead End" sign at the entrance to the lane. Subsequent complaints dealt with a number of problems:

- A. Excessive noise from car and truck doors slamming.
- B. Excessive noise from the loading of a garbage container.
- C. Vehicles backing out of the dead end lane onto Fraser Street.
- D. Damage to the fence from reversing vehicles.

As a partial solution to the foregoing problems, the Hazuda's have, on two occasions, suggested re-zoning of their property to conform with the commercial properties across the lane. While the Hazuda's have written to various members of Council and to the Engineering Department seeking redress for what is essentially a civil matter, the Engineering Department has reacted by relaxing standards to the Hazuda's benefit as follows:

- (i) Installed the "Dead End Lane" sign at the entrance to the lane in April, 1964. This was a departure since the dead-end was obvious.
- (ii) Had a rail fence constructed along the lane property line of the parking lot when it belonged to the City. This fence was removed when the lot was sold.
- (iii) Established a loading zone on 15th Avenue to attract loading away from the lane. This was also a departure since another loading zone had previously been established in the same block.
- (iv) Frequently requested Police enforcement.
- (v) Referred the matter to Council through the Official Traffic commission.
- (vi) Not removed the illegal poles in the lane.

At this time, if the City is to assume responsibility for protecting this private property some possible solutions are:

- a. Install a metal guard-rail extending the length of the fence. This guard-rail would encroach two feet on the lane, reducing the effective lane width to 10 feet, and cost approximately \$3,500.
- b. Erect a substantial concrete wall about four feet high along the property line at an estimated cost of \$7,000 to \$8,000.
- c. Purchase the Hazuda property to widen the lane from its present 12 feet up to standard 20 feet. Since the lot is only 30 feet wide, and the house is three feet from the property line, demolition of the building would be required.
- d. Re-zone the property to C-2 (suburban commercial district). This would enable the Hazuda's to sell their house for a reasonable price since they feel it is unsuitable as a residential property.

Of these solutions, the first three would not solve the problem of commercial vehicle noise generation from the adjacent properties. Furthermore, because similar problem situations exist throughout the city, special consideration to the Hazuda's would establish a precedent which could involve considerable expenditure.

Council may wish to refer this matter to the Director of Planning with regard to the possibility of a zoning change."

Your Board submits the foregoing report for Council's  
CONSIDERATION.

Board of Administration, September 6, 1974 . . . . . (FIRE - 3)

3. Request for Street Closure in Chinatown

The City Engineer reports as follows:

"In a letter dated August 16, 1974, the Chinese Cultural Center Building Committee advised that it is sponsoring a Mid-Autumn Festival on September 28, 1974.

The Committee requests that Pender Street from Main Street to Gore Avenue be closed to vehicular traffic during the festival to facilitate a Farmers Market during the day and a variety show in the evening.

The Committee also requests permission to hang decorative banners and to mount a Public Address System on the light standards on Pender Street from Main Street to Gore Avenue.

A further request for permission to use City property at the south-west corner of Pender Street and Jackson Avenue has been withdrawn.

The City of Vancouver has been asked, by letter dated August 28, 1974, to contribute to the Festival by providing certain services free of charge. The services are listed below with the estimated cost of each operation:

<u>Service</u>	<u>Estimated Cost to City</u>
Provide temporary signing and barricading	\$300.00
License fee for Farmer's Market	<u>\$100.00</u>
TOTAL	\$400.00

In the past, all above normal costs incurred as a result of a street closure or parade, with the exception of the 1974 Chinese Spring Festival and the Chinese Benevolent Association 1974 Lion Dance, have been borne by the applicant. (This, of course, does not apply to the recognized 'Civic' parades of the P.N.E., Grey Cup and Remembrance Day.)

Transit service will be affected by the street closure, however, B.C. Hydro has agreed to re-route its buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for the event. The Police Department will also issue permission and provide special attention for a Lantern Parade which is planned for Saturday evening.

Should Council approve the applicant's request to:

(i) close to vehicular traffic, Pender Street from Main Street to Gore Avenue on Saturday, September 28, 1974, from 8:00 a.m. to 12:00 midnight.

(ii) attach decorative banners and a Public Address System on the light standards on Pender Street from Main Street to Gore Avenue; such approval should be subject to the following conditions:

A) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims that may arise from the proposed Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

B) Unrestricted access be provided for emergency vehicles.

C) Any items attached to City light standards be to the satisfaction of the City Engineer.

D) Any electrical connections on the street be to the satisfaction of the City Engineer.

E) Any food concessions be approved by the City Health Department.

F) Licenses required by the Department of Permits and Licenses be obtained prior to the event.

G) The costs of required licenses be borne by the applicant.

H) The costs of signing and barricading be borne by the applicant.

Should Council decide in favor of the applicant's request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case, conditions 7 and 8 of the above would not apply.

The Comptroller of Account advises that there are sufficient funds available in Contingency Reserve to provide for the cost of City services."

Your Board submits this matter for Council's CONSIDERTION.

Board of Administration, September 6, 1974 . . . . . (FINANCE - 1)

FINANCE MATTERSRECOMMENDATION1. Investment Matters (Various Funds) July, 1974

The Director of Finance reports as follows:

- " (a) Security Transactions during the month of July, 1974  
 (b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
July 2	Toronto Dominion Bank	Sept 30/74	\$1,028,134.25	\$1,000,000.00	90	11.41
2	Banque Canadienne Nat.	Oct 31/74	1,037,957.53	1,000,000.00	121	11.45
2	Toronto Dominion Bank	July 31/74	1,513,479.04	1,500,000.00	29	11.31
2	Toronto Dominion Bank	Aug 30/74	3,666,804.16	3,600,000.00	59	11.48
3	Toronto Dominion Bank	Oct 1/74	2,057,353.42	2,000,000.00	90	11.63
3	Toronto Dominion Bank	Oct 2/74	1,234,794.41	1,200,000.00	91	11.63
3	Bank of Nova Scotia	Sept 3/74	713,614.52	700,000.00	62	11.45
3	Bank of Nova Scotia	Sept 13/74	1,023,158.36	1,000,000.00	72	11.74
3	Bank of Nova Scotia	Sept 17/74	1,024,153.42	1,000,000.00	76	11.60
3	Bank of Nova Scotia	Sept 20/74	1,025,409.86	1,000,000.00	79	11.74
3	Bank of Nova Scotia	Sept 30/74	3,085,147.40	3,000,000.00	89	11.64
3	Bank of Nova Scotia	Oct 31/74	3,118,356.16	3,000,000.00	120	12.00
3	Bank of Nova Scotia	Nov 29/74	1,049,639.45	1,000,000.00	149	12.16
3	Can. Imperial Bank of Commerce	July 4/74	2,000,410.96	2,000,000.00	1	7.50
4	Toronto Dominion Bank	July 5/74	16,003,287.67	16,000,000.00	1	7.50
5	Toronto Dominion Bank	July 8/74	16,017,335.49	16,003,287.67	3	10.68
5	Toronto Dominion Bank	July 8/74	6,004,596.16	6,000,000.00	3	9.32
5	Toronto Dominion Bank	July 15/74	4,010,213.70	4,000,000.00	10	9.32
5	Bank of Montreal	July 8/74	1,000,554.79	1,000,000.00	3	6.75
5	Bank of Montreal	July 8/74	8,504,541.10	8,500,000.00	3	6.50
8	Bank of Montreal	July 9/74	2,000,356.16	2,000,000.00	1	6.50
8	Bank of Montreal	July 9/74	1,200,213.70	1,200,000.00	1	6.50
8	Bank of Montreal	July 9/74	4,500,770.55	4,500,000.00	1	6.25
8	Toronto Dominion Bank	Sept 30/74	3,078,983.01	3,000,000.00	84	11.44
8	Toronto Dominion Bank	Oct 17/74	1,031,517.53	1,000,000.00	101	11.39
8	Toronto Dominion Bank	Oct 18/74	1,031,885.48	1,000,000.00	102	11.41
8	Toronto Dominion Bank	Oct 31/74	3,107,847.95	3,000,000.00	115	11.41
8	Toronto Dominion Bank	Dec 20/74	6,849,958.22	6,500,000.00	165	11.91
8	Bank of B.C.	Oct 15/74	721,359.59	700,000.00	99	11.25
8	Can. Imperial Bank of Commerce	Nov 18/74	1,564,003.97	1,500,000.00	133	11.71
8	Royal Bank of Canada	Nov 29/74	7,117,904.66	6,800,000.00	144	11.85
8	Banque Canadienne Nat.	Dec 13/74	1,681,242.30	1,600,000.00	158	11.73
8	Banque Canadienne Nat.	Dec 2/74	2,618,103.42	2,500,000.00	147	11.73
8	Banque Canadienne Nat.	Dec 17/74	1,052,061.92	1,000,000.00	162	11.73
9	Bank of Montreal	Nov 1/74	2,073,726.03	2,000,000.00	115	11.70
9	Bank of Montreal	Nov 15/74	1,249,748.05	1,200,000.00	129	11.73
9	Bank of Nova Scotia	July 12/74	2,502,134.93	2,500,000.00	3	10.39
9	Bank of Nova Scotia	Dec 27/74	1,056,734.52	1,000,000.00	171	12.11
9	Bank of Nova Scotia	Dec 31/74	1,058,061.64	1,000,000.00	175	12.11
10	Can. Imperial Bank of Commerce	July 11/74	7,001,438.36	7,000,000.00	1	7.50
11	Can. Imperial Bank of Commerce	July 29/74	1,005,345.75	1,000,000.00	18	10.84
11	Can. Imperial Bank of Commerce	July 30/74	1,005,606.30	1,000,000.00	19	10.77
11	Banque Canadienne Nat.	Aug 1/74	2,013,071.78	2,000,000.00	21	11.36
11	Banque Canadienne Nat.	Aug 2/74	1,006,847.12	1,000,000.00	22	11.36
11	Toronto Dominion Bank	Aug 30/74	1,015,657.53	1,000,000.00	50	11.43
11	Toronto Dominion Bank	Sept 30/74	1,025,431.78	1,000,000.00	81	11.46
12	Mercantile Bank of Can.	July 17/74	500,710.62	500,000.00	5	10.375
12	Toronto Dominion Bank	Oct 31/74	1,035,520.00	1,000,000.00	111	11.68

cont'd . . . . .



Board of Administration, September 6, 1974 . . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

12 Toronto Dominion Bank	Nov 29/74	1,046,065.75	1,000,000.00	140	12.01
12 Bank of Nova Scotia	Dec 31/74	1,057,066.30	1,000,000.00	172	12.11
17 Mercantile Bank of Can.	July 25/74	1,000,000.00	997,671.20	8	10.65
18 Banque Canadienne Nat.	Dec. 16/74	2,095,067.95	2,000,000.00	151	11.49
18 Bank of B.C.	July 29/74	1,002,712.33	1,000,000.00	11	9.00
25 Banque Canadienne Nat.	Nov 15/74	1,035,231.23	1,000,000.00	113	11.38
		<u>\$143,461,328.28</u>	<u>\$141,000,958.87</u>		

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Sinking Fund Transactions (Purchases)

<u>Date</u>	<u>Type of Security</u> <u>Debentures</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Price</u>	<u>Cost</u>	<u>Yrs/Mos</u>	<u>Annual</u> <u>Yield %</u>
July 15	City of Van. 8½%	July 15/89	\$1,746,670.88	\$100.00	\$1,746,670.88	5/0	8.50
18	City of Van. 6%	June 15/80	55,000.00	81.50	44,825.00	5/11	10.25
25	City of Van. 6%	June 15/80	7,000.00	83.00	5,810.00	5/11	9.875
29	City of Van. 6%	June 15/80	2,000.00	83.00	1,660.00	5/11	9.875
30	City of Van. 5%	May 1/78	100,000.00	85.77	85,770.00	3/9	9.60
30	City of Van. 6%	June 15/80	125,000.00	83.55	104,437.50	5/11	9.74
30#	City of Van. 6¼%	Apr 15/80	7,000.00	85.00	5,950.00	5/8	9.75
30	City of Van. 5%	May 1/78	1,000.00	85.375	853.75	3/9	9.75
31#	City of Van. 6¼%	Apr 15/80	100,000.00	85.375	85,375.00	5/8	9.64
31	City of Van. 6%	June 15/80	148,000.00	83.70	123,876.00	5/11	9.70
31	City of Van. 5%	May 1/78	75,000.00	85.75	64,312.50	3/9	9.61
			<u>\$2,366,670.88</u>		<u>\$2,269,540.63</u>		

/ Direct issue of Local Improvement Debenture in Sinking Funds  
 # Guaranteed by Province of British Columbia

\*\*\*\*\*

Cemetery Perpetual Maintenance Fund Transactions (Purchases)

<u>Date</u>	<u>Type of Security</u> <u>Debentures</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Price</u>	<u>Cost</u>	<u>Yrs/Mos</u>	<u>Annual</u> <u>Yield %</u>
July 23	City of Van. 8%	Apr 2/93	\$2,000.00	\$79.625	\$1,592.50	18/8	10.50
23	City of Van. 8%	Dec 15/86	5,000.00	82.75	4,137.50	12/5	10.50
			<u>\$7,000.00</u>		<u>\$5,730.00</u>		

\*\*\*\*\*

Taylor Manor Fund Investments (Purchases)

<u>Date</u>	<u>Type of Security</u> <u>Debentures</u>	<u>Maturity</u> <u>Date</u>	<u>Maturity</u> <u>Value</u>	<u>Price</u>	<u>Cost</u>	<u>Yrs/Mos</u>	<u>Annual</u> <u>Yield %</u>
July 23	City of Van. 8%	Apr 2/93	<u>\$3,000.00</u>	\$79.625	<u>\$2,388.75</u>	18/8	10.50

\*\*\*\*\*

(b)

SUMMARY OF SECURITIES HELD INGENERAL AND CAPITAL ACCOUNTS ONLY AS AT JULY 31, 1974

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Banks Deposit		
Receipts and Government		
Notes	<u>\$79,666,731.76</u>	<u>\$77,100,000.00</u>

cont'd .....

Board of Administration, September 6, 1974 . . . . . (FINANCE - 3)

Clause No. 1 (cont'd)

Medium Term

B.C. Hydro & Power Authority

7% Parity Bonds due

Sept. 1/75

\$ 398,000.00

\$ 401,525.59 "

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for July, 1974 be approved.

2. Additional Staff - Finance Department

The Director of Finance reports as follows:

"A mail messenger service was established early in 1969. It was designed to service City Hall and later expanded to include the new East Wing. The service provides for pick up and delivery of mail and distribution of inter-departmental material on a scheduled basis.

The volume of material and a need for additional services has increased to a level where one employee cannot adequately provide the required service. In addition, there is no back-up or standby employee in the event of absenteeism, and, in these instances, the duties are performed by senior personnel.

The annual cost, including fringe benefits, is estimated to be approximately \$6,650. The cost for the last four months of the current year - \$2200.00. There will also be a one time cost of approximately \$600.00, and a \$3.00 per month connection service charge for a telephone recorder to record requests for service which are 'phoned in when both messengers are out. No other furniture or equipment is required.

In view of the foregoing, I recommend:

- (a) That one additional position of mail messenger clerk be established in the Purchasing Division of the Finance Department, at a salary to be established by the Director of Personnel Services.
- (b) That the sum of \$2,850.00 be provided to cover the continuing costs to the end of 1974, and the one time cost for the telephone recorder.

The Comptroller of Accounts advises that the required funds are available from Contingency Reserve."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

Board of Administration, September 6, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATIONS

1. Extension of Time for Temporary Additional Electrical Inspector for Fire Alarm Inspections

The Director of Permits & Licenses reports as follows:

"On July 31st, 1973, City Council approved a Board of Administration Report authorizing the appointment of a temporary Electrical Inspector for one year to carry out inspections of increased fire alarm systems. In November, 1971, the Fire By-Law was amended to require the owner or operator of hotels or lodging houses to install a fire alarm system if in the opinion of the Fire Chief such system is required for the safety of the occupants.

The Chief Fire Warden advises that there are in excess of 3,600 premises with the possible addition of approximately 1,500 more, which includes buildings of three storeys or more, requiring the installation of new fire alarm systems. To the present date, 1,500 orders have been issued involving fire alarm systems. The temporary Electrical Inspector has completed inspections of approximately 350 premises, and there are 100 Permits outstanding requiring inspections when the installations have been completed. Each installation has required several inspections because of the incompatibility between the existing and new components and the resistance of owners to install the system as directed. Through experience these problems are now being resolved.

A temporary Electrical Inspector I was added to the Electrical Inspection Branch on September 9th, 1973, for a period of one year subject to the position being renewed for a further period consistent to the remaining workload at that time. It is now realized there is well in excess of twenty-four man-months workload, as shown in the figures in the preceding paragraphs.

I therefore request that the temporary Electrical Inspector time be extended for two additional years to enable this Fire Alarm Inspection program to continue. During this time, I will examine the workload of the Inspector and the outstanding orders, in an effort to arrive at the more accurate period of time which will be required to complete the Fire Alarm Inspections resulting from the new orders being issued by the Chief Fire Warden.

It should be pointed out that the revenue from the Electrical Permits more than covers the cost of the Electrical Inspector's time. The cost of the salary and fringe benefits for the temporary Electrical Inspector for seven and a half months of 1974 has been provided in our budget, Account Number 6705/94, "Electrical Inspectors Temporary Help". The balance of funds required for this year can be provided from within the Inspectional Division Temporary Help accounts due to the fact that suitably qualified personnel for vacation relief are unavailable.

The cost of this appointment, inclusive of fringe benefits (12%) and auto allowance, for the twenty-four months, based on current rates, is \$30,767. No funds for furniture and equipment are required."

The Director of Permits and Licenses RECOMMENDS that the present temporary Electrical Inspector position be continued for a further two years expiring on September 9th, 1976, subject to review and report as to a further extension of time or termination prior to the expiry of the period.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

Board of Administration, September 6, 1974 . . . . . (PERSONNEL - 2)

2. Leave of Absence Without Pay - Mr. L. T. Cooper

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Civic Employees' Union (C.U.P.E. Local 1004) requesting a leave of absence without pay for Mr. L.T. Cooper from September 10, 1974 to December 31, 1974 for the purpose of performing his duties as an Officer of the Union. The Union further requests that should Mr. Cooper wish to return to his work with the City prior to the expiry date of the leave of absence, he will be allowed to do so provided that a reasonable advance notice is given. The Union has also asked that Mr. Cooper continue to be given the protection of the Traveler's Accident and Sickness Policy during this period, with the Union paying the full premium cost.

The requests for leave of absence and subsequent return to work are in accordance with Clause 11(a) of the Collective Agreement. The arrangement with Travelers would be identical to that which has been applied to other Union officials on leave of absence over the past few years. The Law Department advises that it would be necessary to attach a rider to the Travelers Policy to extend coverage to Mr. Cooper for this period.

I therefore RECOMMEND that:

1. Mr. L.T. Cooper be granted a leave of absence without pay from September 10, 1974 to December 31, 1974 for the purpose of performing his duties as an Officer of the Union.
2. Council authorize the Mayor and City Clerk to execute the necessary rider to the Travelers Policy when it is received and affix the seal of the City thereto."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

Board of Administration, September 6, 1974 . . . . . (PROPERTIES-1)

PROPERTY MATTERS

RECOMMENDATIONS:

1. ACQUISITION FOR PARK SITE #19 (WEST END)  
Parcel "B" of Lots 4 & 5, Block 45, D.L. 185  
-- 924 Nicola Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, (legally described as Parcel 'B' of Lots 4 & 5, Block 45, D. L. 185 and known as 924 Nicola Street), located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets has been offered for sale to the City by the owner. This Park Site is listed in Table I of the Park Sites Purchase Program 1971-1975, confirmed by City Council, December 15, 1970.

These premises comprise a 1½ storey and full basement frame dwelling with a main floor area of 2,110 square feet, erected in 1900 on a site 52' x 99', zoned RM-4'A'. The dwelling has seven rooms on the main floor, three rooms occupied by the owner; a two room suite, and two sleeping rooms. There are three sleeping rooms on the upper floor. All sleeping rooms have kitchenettes. At present, three sleeping rooms are unoccupied.

This building has 14 plumbing fixtures, a patent shingle roof, siding and shingles on exterior walls, and a stone and concrete foundation. Heating is provided by an automatic gas-fired hot water system. Condition of this dwelling is average for age and type and it is intended to continue renting same until required for park development and at such time demolish the structure.

Negotiations with the owner confirm that he is prepared to sell for the sum of \$78,000.00 including some furniture and equipment, as of September 15, 1974, subject to retaining rent-free possession of these premises until October 31, 1974. This price is considered to be fair and equitable and representative of property values in the area. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$78,000.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board,

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR FAMILY HOUSING PROJECT  
Lot 37, Blocks 3 & 4, D.L. 339 NE¼, Plan 1933  
Known as 6270 Frontenac Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9th, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of 5 private parcels known as Lots 37, 38, 42, 54 and 55, Blocks 3 and 4, D.L. 339 NE¼. These properties are located in a potential site for family housing.

6270 Frontenac Street, legally described as Lot 37, Blocks 3 & 4, D.L. 339 NE¼, Plan 1933, comprises a 1 3/4 storey frame dwelling plus a full basement, with a main floor area of 646 sq. ft. ±, erected in 1905 on a lot 33' x 107.5', zoned R.S.-1. The dwelling contains 3 rooms on the main floor plus 3 rooms on the second floor, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been poorly maintained and is showing signs of wear and tear.

.....Cont'd

Board of Administration, September 6, 1974 .....(PROPERTIES -2)

Clause 2 (Cont'd)

Following negotiations with the owner, he is prepared to sell for the total sum of \$41,000.00 as of August 31st, 1974, subject to retaining rent-free possession to October 31st, 1974. This settlement price is considered to be fair and equitable and it is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 37, Blocks 3 & 4, D.L. 339 NE $\frac{1}{4}$ , known as 6270 Frontenanc Street, for the sum of \$41,000.00, on the foregoing basis, chargeable to Property Purchases for Resale Account."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. ACQUISITION FOR FAMILY HOUSING - SITE III  
Lot 9 of Sub. A, Block 108, D.L.'s 36 & 51  
4823 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"On July 9th, 1974, Council approved in principle, the site on the West side of Boundary between Tanner and Price Streets for Family Housing purposes and instructed the Supervisor of Property and Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

These premises comprise a single storey non-basement frame dwelling, with a main floor area of 624 square feet, erected in 1954 on a lot 33' by 125', zoned R.S.-1. This dwelling contains four rooms and a nook, 4 plumbing fixtures, patent shingle roof, wood siding, concrete foundation and is heated by an automatic gas fired furnace. The dwelling is in fair condition for age and type.

Following negotiations with the owners, they are prepared to sell their property for the sum of \$38,600.00 as of September 15th, 1974, subject to retaining rent-free possession to Nov.15, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$38,600.00 on the foregoing basis, chargeable to Code 4912/-, Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

.....Cont'd

Board of Administration, September 6, 1974 .....(PROPERTIES -3)

CONSIDERATION AND RECOMMENDATION

4. CHESHIRE HOMES SOCIETY OF B.C.  
Site for the Physically Handicapped  
Lots 1-4, Blks. 1 & 2, D.L. 311 and Lots 18-20, Blk. 21,  
and Lot 20, Blk. 22, D.L. 319 etc.  
Situated N.W. Corner Ash Street & S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"On January 22, 1974, City Council recommended a report from the Standing Committee on Housing, that Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 22, D.L. 319 etc. be sold to the G.V.R.D. for a Senior Citizen's Project at a price agreeable to the City Council, on the following conditions:-

- (i) G.V.R.D. making application for re-zoning.
- (ii) G.V.R.D. discussing plans with the officials and adjoining neighbours and
- (iii) G.V.R.D. discussing the scheme of development with a service club.

and the G.V.R.D. by letter indicated their interest in the site. Council had previously on September 11, 1973, approved the sale to the Provincial Government on certain conditions and an estimated Market Value of \$230,000.00 was placed on the site at that time.

Subsequently, on June 11, 1974, City Council approved another report from the Standing Committee on Housing that this site be made available to the Cheshire Homes Society of B.C. for severely disabled persons at a price agreeable to the City, and subject to the Society making application for re-zoning and discussing development plans with adjoining neighbours.

By way of a letter dated July 8, 1974, the Society offered the City \$210,000.00 for the site, and on July 12, 1974, in a discussion with the Society's Representative, the Society was made aware of the City's market value of \$287,000.00.

A review of the City's estimate has been made which confirms the figure of \$287,000.00. However, the Society wishes its offer of \$210,000.00 to be placed before Council, for consideration.

While there may be some room for re-negotiation, it is the opinion of the Supervisor of Property & Insurance that the sales price should not be below the original \$230,000.00 quoted to the G.V.R.D. in September, 1973.

The Society's offer is placed before Council for CONSIDERATION.

In the event Council recommends sale to the Society, (at whatever price) the sale should be subject to the following conditions:

- 1. The Society discussing the development plans with the adjoining neighbours.
- 2. The Society obtaining the necessary re-zoning.
- 3. Consolidation of the lots to form one parcel at the expense of the purchaser, subject to lane outlet satisfactory to Director of Planning.
- 4. Date of sale to be 120 days from the date of Council's approval or the date of issuance of a development permit, whichever is the sooner.

.....Cont'd

Board of Administration, September 6, 1974 .....(PROPERTIES -4)

Clause 4 (Cont'd)

5. Option to repurchase in favour of the City in the event construction has not commenced to the point of completion of the foundations within 12 months from the date of sale.
6. Option to repurchase for 21 years in favour of the City in the event the site is used for any other purpose than a home for the handicapped."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION, and if Council agrees to the sale of the property, recommends that the foregoing RECOMMENDATION be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19/.....



Department Report, September 6, 1974 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

CONSIDERATION:

1. Water Street Beautification Program

The City Engineer reports as follows:

"On July 9, 1974, Council dealt with a report from the Director of Planning and the City Engineer which included the following implementation schedule (Section 'E' of the report) for this program:

- B.C. Telephone Civil work from late August to mid-November 1974.
- North lane improvements during October 1974.
- Christmas break from mid-November 1974 to mid-January 1975.  
(Restriction on all construction on downtown streets in this period).
- B.C. Hydro Civil work from mid-January to mid-April 1975.
- City street work from mid-March to late May 1975.
- B.C. Hydro electrical wiring, any remaining brickwork and tree planting from late May to early September 1975.

This schedule was based on bringing the local improvement project for the undergrounding before a Court of Revision on 29 August, and provided a ten-week uninterrupted construction period for B.C. Telephone from the end of August to mid-November.

The City mailed out information letters to all Water Street property owners and a form of petition to the property owners Committee on July 5, 1974. Circulation of the petition by the Committee took much longer than anticipated and was further delayed by being returned to the City improperly signed. The petition was finally received by the Assessment Commissioner's Office on August 15, and certified as being sufficiently signed on August 19, 1974.

As a result of this delay, together with some additional time required in the Assessment Division and a skip Council date, the Court of Revision is now scheduled for October 22, 1974. B.C. Telephone had planned their work to start immediately after Council approval of the local improvement on August 29, and so are ready to proceed but cannot do so without Council and Provincial Government approvals.

A delay until after October 22 will mean a new tender call by B. C. Telephone, an increase in cost, a delay in the undergrounding schedule, and a delay in the overall project completion. In particular, it would shift a fairly disruptive phase of the surface work into next summer's tourists season.

The undergrounding of the B.C. Telephone utilities is estimated to cost approximately \$200,000 of the total undergrounding cost of \$750,000, and is to be done under the Provincial Power and Telephone Line Beautification Fund Act. Cost sharing is 1/3 Province, 1/3 Utility Companies, and 1/3 'Municipal'. The 'Municipal' 1/3 is, in turn, shared between the Property Owners and the City-at-large under the local improvement procedure.

Application has been made for Provincial cost-sharing of the telephone undergrounding. Verbal approval has been received and written confirmation is expected shortly (possibly by the time this report comes before Council).

There is a means available which will enable B.C. Telephone to proceed and complete on schedule. A recent Charter amendment gives Council the power to authorize work designated to form part of the cost of an anticipated Local Improvement. Council could thus approve the start of the B.C. Telephone work prior to the Court of Revision on 22 October 1974. Should the local improvement not be undertaken, the City would have to bear the full 'Municipal third' of the cost but in view of the sufficiently signed petition this seems unlikely.

Cont'd . . .

Clause 1 cont'd

If Council wishes to overcome the delay described above, the following course of action is proposed:

- a) Council authorize B.C. Telephone to begin work, designated to form part of the cost of an anticipated local improvement, before the local improvement for the undergrounding project has been approved, and agrees to bear the full Municipal share (approx. \$45,670 City plus \$21,000 property owners) should the local improvement not be undertaken.
- b) Agrees to underwrite the Provincial share of B.C. Telephone undergrounding costs, as defined under the Provincial Power and Telephone Line Beautification Fund Act (approximately \$66,670), pending formal approval by the Provincial Government.

The above matter is submitted for Council's CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 192

BUILDING & PLANNING MATTERS

**B-4**

RECOMMENDATIONS

- 1. 6786 Blenheim Street  
Development Permit Application No. 67317

The Director of Planning reports as follows:

"Development Permit Application No. 67317 has been filed by VAN NUS LUMBER COMPANY LIMITED, to construct a 32'0" by 27'0" stable in the northeast portion of this site. The applicants also request permission to keep up to four horses on the site. The stable is to accommodate the horses, a tack room and a feed room.

The site is located in an RA-1 (limited agricultural) District. Section 10(16)(c) of the Zoning and Development By-Law requires that the keeping or housing of horses is subject to the approval of City Council.

On March 4th, 1974, Development Permit No. 65838 permitted the construction of a one-family dwelling on this site.

On August 16th, 1974, the Technical Planning Board approved Development Permit Application No. 67317 for the construction of a stable in the northeast portion of the site, subject to revised drawings being first submitted indicating that the proposed stable will be located 60'0" from the easterly property line, 60'0" from the 51st Avenue property line and 60'0" from the westerly property line, and also a letter by the owner of the property requesting the keeping of four horses on this site.

The required drawings and letter have now been received."

IT IS RECOMMENDED THAT City Council approve the keeping and housing of four horses in the proposed stable.

- 2. Social Mix, City Owned Land, Area 6, False Creek

The Development Consultant reports as follows:

" PURPOSE:

The purpose of this report is to obtain approval in principle of an approximate social mix for Phase 1, Area 6, to serve as a guide in the ongoing implementation process, so that we can proceed with the discussions with the senior governments, with the identification of sponsors and developers, with design, and with preparation of a procedure for implementation. (A procedure for implementation will be outlined in a separate procedures report.)

By social mix is meant the mix of households, incomes and forms of tenure.

INTRODUCTION

This report is organized under 10 headings, each of which contains a recommendation, followed by comments supporting the recommendation.

The following points should be noted.

- 1. The report presupposes that the mix will result in a development which will be economically as well as socially viable from the City's point of view. Before final commitments are made, the economics of the development will be re-stated and presented to Council.
- 2. It should be recognized that the City is providing a primary subsidy to the development by undertaking the proposed social mix and thereby foregoing the opportunity to recover full free market value. This should be explicitly recognized in discussions with the senior governments.

Clause #2 continued:

1. POLICY GUIDELINES

It is RECOMMENDED THAT:

THE FALSE CREEK POLICY GUIDELINES ADOPTED IN NOVEMBER, 1973 AND CONTAINED IN THE OFFICIAL DEVELOPMENT PLAN FOR FALSE CREEK ADOPTED ON 27TH JUNE, 1974, TOGETHER WITH THE FOLLOWING SUPPLEMENTARY GUIDELINES, BE FOLLOWED IN ESTABLISHING THE SOCIAL MIX FOR CITY OWNED LAND, AREA 6, FALSE CREEK:

- TAKE INTO ACCOUNT THE DEMAND IN TERMS OF THE DEMOGRAPHICS, INCOME DISTRIBUTION AND PREFERENCES.
- CONTROL SPECULATIVE GAIN WHERE PUBLIC SUBSIDIES ARE INVOLVED.
- ATTEMPT TO RECOVER PUBLIC SUBSIDIES.
- MAINTAIN THE PRINCIPLE OF SELF SELECTION AS NORMALLY FOUND IN THE MARKET.
- AVOID THE IMAGE OF PUBLIC HOUSING.

Comments

The False Creek Policy Guidelines contain the following requirements which are followed in this document:

(a) In November, 1973 Council approved an income mix parallel to that of the Greater Vancouver Region, that is, one-third with household incomes below \$9,600, one-third between \$9,600 and \$14,500 and one-third above \$14,500, based on June, 1972 figures.

(b) In November, 1973 and in the subsequent rezoning Council directed that as a basin wide objective accommodation should be provided for the following household types:

- |                          |     |
|--------------------------|-----|
| - families with children | 25% |
| - couples                | 25% |
| (young 15%, mature 10%)  |     |
| - elderly                | 15% |
| - singles                | 35% |

Further to the Policy Guidelines, the technical report by Thompson, Berwick, Pratt + in support of Scheme C, the recommendations of the Review and Recommendation Committee, and the submissions to Council by the members of the Citizens' Advisory Panel and other interested citizens contained recommendations which are included in the above stated supplementary guidelines.

Department Report, September 6, 1974 . . . . . (BUILDING - 3)

Clause #2 continued:

2. DOLLAR RANGES IN INCOME MIX

It is RECOMMENDED THAT:

- DOLLAR RANGES OF THE INCOME MIX BE RESTATED FROM TIME TO TIME IN ACCORDANCE WITH AVERAGES IN THE GREATER VANCOUVER REGION.

Comments

It should be noted that the income mix was adopted by Council in November, 1973, using June, 1972 statistics, whereas we are anticipating occupancy of dwelling units two to three years later. In this interval some incomes will rise and costs of construction will certainly rise. Therefore, in this report the income categories are expressed in terms of the lower third, the middle third, and the upper third, rather than in terms of specific dollars of income. In order to maintain an appropriate balance between incomes, costs and subsidies, it is proposed that the dollar ranges of these categories should be restated from time to time in accordance with averages in the Greater Vancouver Region.

3. NUMBER OF DWELLINGS

It is RECOMMENDED THAT:

- FOR PURPOSES EXPRESSED IN THIS REPORT THE NUMBER OF DWELLING UNITS IN PHASES 1 AND 2 BE TAKEN AS 750 EACH.

Comments

Prior to the development of specific plans for Phase 1, Area 6, False Creek, City Council approved on 20th November, 1973 Alternative 2 as a guide for development of the City owned lands. Alternative 2 called for a total of approximately 1,560 dwelling units, of which approximately 740 would be in the area now identified as Phase 1, and 820 in the remaining area now identified as Phase 2.

The Area Development Plan for Phase 1, Area 6 approved by Council in July, 1974 limits the number of residential units in Phase 1 to 900 units.

Scheme C submitted by Thompson, Berwick, Pratt + for Phase 1 allowed for a built area that would accommodate as many as 900 units, but suggested we use a figure of approximately 750 dwelling units.

Scheme C is being reviewed in the list of the recommendations of the Review and Recommendation Committee and the requests and comments of Council, to establish the optimum built area.

It is proposed that for the purpose of establishing approval in principle now of an approximate social mix that the number of dwelling units in Phase 1 be taken as 750, allowing for upward adjustment within the limits imposed by the Area Development Plan and as found appropriate following the redesign study, and the number of dwelling units in Phase 2 also be taken as 750 subject to the consideration by Council of an Area Development Plan for Phase 2.

Cont'd . . .

Department Report, September 6, 1974 . . . . . (BUILDING - 4)

Clause #2 continued:

#### 4. CONTROL OF SPECULATIVE GAIN

It is RECOMMENDED THAT:

- SPECULATIVE GAIN BE CONTROLLED IN THE REGULATED MARKET SECTOR OF THE MIX WITH THE INTENTION THAT WHERE POSSIBLE THE PUBLIC SECTOR RECOVER SUBSIDIES OR RETAIN THE BENEFICIAL EFFECT FOR SUBSEQUENT RESIDENTS.

It is further RECOMMENDED THAT:

- AMENDMENTS BE SOUGHT TO THE REGULATIONS GOVERNING COOPERATIVES SO AS TO PERMIT A MEMBER IN GOOD STANDING TO RECOVER ON RESALE AT LEAST A PORTION OF HIS SHARE OF THE PAY OFF OF THE MORTGAGE.

#### Comments

Some form of control of resale and of speculative gain particularly in cases where there is a subsidy has been suggested by delegations to Council, the Citizens' Advisory Panel and the Review and Recommendation Committee.

The free market sector is expected to be primarily or entirely condominium units because the rental market is now less attractive to private investors than formerly. The prospect of gain is probably necessary to attract developers for this sector and to attract purchasers of the completed condominium units.

In the regulated market sector it is proposed that control be achieved as follows:

Rental units will be developed under the various government programs. The rental units are either owned or controlled by the senior governments. However, there are no means for recapturing the monthly rental supplements or other subsidies involved, although the monthly supplements geared to income will likely decline over time.

Cooperatives have a built-in mechanism for controlling resale and speculative gain in that sales can only be made through the Cooperative. However, a disadvantage of the cooperative procedure is that a member cannot participate in the enhancement of his equity through his contribution to amortization of the mortgage. We believe amendments should be sought to overcome or partially overcome this objection.

The Condominium principle under which a home owner can own a strata title has until recently not been available in the non-market sector. The Provincial Government by amending the Strata Titles Act and initiating a new mortgage program has established a means of making condominiums available to the same income range as cooperatives, with a control of resale. This program allows for the owner to build up equity and for the government to recover subsidies.

Cont'd . . .

Department Report, September 6, 1974 . . . . . (BUILDING - 5)

Clause #2 continued:

5. SUBSIDIES AND OWNERSHIP OF LAND

It is RECOMMENDED THAT:

- DISCUSSIONS BE HELD WITH THE FEDERAL AND PROVINCIAL GOVERNMENTS TO SEEK AGREEMENT ON THE SUBSIDIES NEEDED IN THE NON-MARKET SECTOR OF THE MIX.
- WHERE ADVANTAGEOUS TO THE CITY IN MEETING THE CITY'S OBJECTIVES, THE CITY SHOULD RETAIN THE OPTION OF SELLING LAND TO THE PROVINCIAL GOVERNMENT OR OTHERS, PROVIDED THAT SUBSIDIES AND OTHER OBJECTIVES ARE MET, THAT THE CITY OBTAINS FULL REIMBURSEMENT FOR THE LAND, AND THAT THE CITY RETAINS CONTROL OVER THE DESIGN, CONSTRUCTION AND QUALITY.
- BEFORE FINAL COMMITMENTS ARE MADE, THE ECONOMICS FROM THE CITY'S POINT OF VIEW BE RESTATED AND REPORTED BACK TO COUNCIL.

Comments

Canadian studies of housing satisfaction show that one of the critical elements is mobility. First, allocation should not be arbitrary and imposed but should be applied to people rather than to dwelling units, a principle endorsed by the Review and Recommendation Committee, and by the Citizens' Advisory Panel. Second, there must be an opportunity for people who have become dissatisfied to move out. This implies there must be an adequate supply of alternate accommodation.

The Provincial and Federal governments are adopting realistic attitudes towards the programs and subsidies required to meet our objectives. One problem area is for rental units for young couples and elderly in middle and higher incomes, these groups are stranded by a lack of market supply and government programs. Another problem is the amount of subsidy which would be required in the various categories, but particularly for families with children (larger suites) in the lower income category. Another is to ensure that there will be rental accommodation for singles in the lower third of the income range. It is believed these problems can be solved satisfactorily to reasonably well meet the City's objectives.

Another problem is in connection with the ownership of the land.

Council policy, adopted on 20th November, 1973 is that the ownership of the land shall remain in the public domain. This has to date been interpreted as ownership by the City, with the land leased for appropriate lengths of time for approved uses.

Three policies of the Provincial Government regarding subsidies require ownership of the land by the Provincial Government, namely:

- In cooperatives, the Provincial Government will lease land at 4%, if they own the land.
- In Controlled Resale Condominiums, the Provincial Government will offer mortgages at rates sliding downward from 10% to 5% and land lease at rates sliding downward from 8% to 5%, based on the income of the occupant, if they own the land.
- The Provincial Proposal Call Housing Program is applicable to developments on land owned by the Province.

Cont'd . . .

Department Report, September 6, 1974 . . . . . (BUILDING - 6)  
Clause #2 continued:

It should be noted that the newly amended Strata Titles Act permits sale of Strata Titles on land leased by the City, but requires that on termination of the lease the Strata Title Owner be reimbursed for the value of the improvements. Thus at the end of the lease the land owner will have to buy the improvements in order to re-gain free title.

In the light of these facts and others, the City may find it advantageous to sell land to the Provincial Government or others, provided the City's objectives are met, quality of the development is preserved, and the City obtains full reimbursement for the land. The comments contained in the introduction on page 1 should be noted in this connection.

## 6. DEMAND

It is RECOMMENDED THAT:

- THE PERCENTAGES OF HOUSEHOLD STYLES AND THE PERCENTAGES OF INCOME MIX WILL BE BASED ON THOSE SPECIFIED IN THE POLICY GUIDELINES, WHILE THE ALLOCATION OF HOUSEHOLD STYLES SUCH AS FAMILIES TO EACH OF THE THREE LEVELS OF INCOME WILL BE BASED ON THE DEMOGRAPHICS, INCOME DISTRIBUTION, AND PREFERENCES OF THE REGIONAL POPULATION.

### Comments

Demand is used here to mean preferences in relation to the demographics of the current housing market.

An analysis of demographics, income distribution, preferences, and the market indicates that there is a strong demand for all types of accommodation in this area, but that the demand varies for each combination of income and household type.

For example, for families with children the demand is numerically greater for those in the middle and higher incomes seeking ownership, while the secondary demand is for the low and medium income levels seeking rental. This is not to deny that the problem faced by low income families requiring housing is acute. But there are more families in the middle and upper income categories than in the low, who need accommodation.

For young couples, the primary demand is for ownership for the middle and higher incomes; and for rental for the lower incomes. There is an expressed need for mobility and an expectation for growth of family size.

For mature couples, the primary demand is for ownership for middle and high incomes, with preference for ownership of title.

For singles, the primary demand is for rental for low and middle incomes. There is also a preference for mobility and an interest in clustering.

For the elderly, the primary demand is for rental in the low and middle incomes. The secondary demand is for rental in the higher incomes. There is less interest in ownership and there is a desire to avoid sharing semi-private space with children.

The effect of this recommendation is that there would be fewer than one-third of the families, young couples and mature couples in the lower one-third of the income range and more in each of the middle third and upper third income ranges, and more singles and elderly in the lower income ranges and fewer in the middle and upper income ranges.

Cont'd . . .



Department Report, September 6, 1974 . . . . . (BUILDING - 7)

Clause #2 continued:

# 7. FREE MARKET AND REGULATED MARKET MIX

It is RECOMMENDED THAT:

- SOMEWHAT LESS THAN ONE-THIRD OF THE DWELLING UNITS SHOULD BE PRODUCED FOR THE FREE MARKET AND SOMEWHAT MORE THAN TWO-THIRDS FOR THE REGULATED MARKET.

## Comments

The upper one-third of the income mix has been considered generally applicable to the free market sector.

Thompson, Berwick, Pratt + assumed approximately one-third of the dwelling units would be marketed on the free market so as to both achieve the desired mix and to attract a developer who would be prepared to undertake the entire development, doing the regulated market two-thirds at cost.

The Review and Recommendation Committee endorsed Thompson Berwick, Pratt and Partners' proposal noting that it is an attractive proposition if it can be converted into a firm and practical proposal.

The free market sector is expected to be entirely condominiums (because the rental market is unattractive to private investors). With shortage of supply and costs of construction consistently climbing, many households with incomes in the lower range of the upper third are unable to afford to purchase on the free market.

Also, a significant portion of upper income elderly, young couples and singles are expected to prefer rental accommodation, but the free market sector is not expected to produce rental units.

Therefore, it may not be realistic to expect the free market to meet the preferences of all of those households in the upper third income category. Conversely, if all units in the upper third were free market, there could be a gap in the range of incomes, with only families, mature couples, and some young couples represented.

On the other hand, some households in the upper third income range may be able to make substantial equity payments, and thus afford more expensive units than suggested by their incomes.

In view of the uncertainties, we should be prepared for somewhat less than one-third of the units being "free" market. On the other hand we should be prepared to make adjustments in the mix - for example reducing the "singles" accommodation and increasing the "couples" - to keep the ratio close to one-third.

It should be noted that if "co-operatives" and "controlled resale condominiums" are added to "free market", the percentages will be considerably in excess of one-third in Phases 1 and 2 and in the total of Area 6.

Cont'd . . .

Department Report, September 6, 1974 . . . . . (BUILDING - 8)

Clause #2 continued:

#### 8. OWNERSHIP AND RENTAL

It is RECOMMENDED THAT:

- POLICIES BE DEVELOPED WITH RESPECT TO RENTAL UNITS TO ENCOURAGE PRIDE IN THE DEVELOPMENT AND HIGH STANDARDS OF MAINTENANCE, AS FOR EXAMPLE, LEASE RATHER THAN MONTH TO MONTH RENTAL, AND ONGOING MANAGEMENT/MAINTENANCE PROCEDURES.

#### Comments

Council policy adopted in November, 1973 and implicit in the official development plan for False Creek adopted in July, 1974, states that ownership of residential units should be encouraged.

We are assuming in this report that cooperatives and condominiums are both forms of ownership.

There are limits to the number of units which can be offered for ownership (e.g. many of the elderly, singles, and young couples prefer to rent).

It is expected that the target for the free market sector will be primarily condominium ownership.

It is expected that the targets for the regulated non-market sector be as follows:

- for families: primarily cooperatives (ownership), but some rental,
- for senior citizens: primarily F.P. rental,
- for singles: primarily rental,
- for young couples:
  - in the lower income groups, primarily rental
  - in the upper income groups, primarily controlled resale condominium (ownership),
- for mature couples: primarily controlled resale condominium (ownership).

The effect of the above would be to produce more rental than ownership in Phase 2 and in Area 6 overall but the reverse in Phase 1.

Authorities agree that we must strive to avoid the image of "public housing", by building in the first instance a quality development; through pride in the development, through the self-selection process, and through procedures which will encourage a high standard of maintenance of the buildings and of the public spaces. The feeling of belonging and of pride in the development may be augmented by leasing, rather than month to month rental. Management and maintenance may require some extra funding.

Cont'd . . .

Clause #2 continued:

9. HOUSEHOLD STYLES IN PHASE 1 AND 2

It is RECOMMENDED THAT:

- IN PHASE 1 THERE SHOULD BE PROPORTIONATELY MORE FAMILIES, MATURE COUPLES AND ELDERLY THAN IN PHASE 2.
- IN PHASE 2 THERE SHOULD BE PROPORTIONATELY MORE SINGLES AND YOUNG COUPLES.
- OVERALL, IN AREA 6, THE POLICY GUIDELINES SHOULD BE MET.

Comments

Council on July 9th, 1974 authorized Thompson, Berwick, Pratt + to establish the seawall location for Phase 2, City owned lands, Area 6 and in that connection to consider the land use in relation to the Official Development Plan and the seawall location.

Thompson, Berwick, Pratt + are of the opinion, and the Development Group concur, that Phase 2 should have proportionately more singles and young couples and fewer families and mature couples than Phase 1 because of the proximity to the bridges and Granville Island. Also Phase 1 should have proportionately more families, mature couples, and elderly because of its proximity to the public open spaces, school and commercial areas.

Accordingly, an allocation of life styles has been worked out between Phase 1 and Phase 2 recognizing these factors, but also in such numbers that the mix recommended for Phase 1 would be viable on its own without Phase 2, and the mix for Phase 2 would be subject to consideration by Council of an Area Development Plan for Phase 2.

It is proposed that the household styles be allocated to Phase 1 and, with the proviso just mentioned, to Phase 2 approximately as follows:

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Total</u>
Families	265 (35%)	110 (15%)	375 (25%)
Young Couples	70 ( 9%)	155 (21%)	225 (15%)
Mature Couples	105 (14%)	45 ( 6%)	150 (10%)
Singles	175 (24%)	350 (47%)	525 (35%)
Elderly	<u>135</u> (18%)	<u>90</u> (11%)	<u>225</u> (15%)
	750	750	1,500

It is recognized that it will be difficult to achieve such a precise mixture, but the numbers are shown to illustrate the objectives.

This mix of lifestyles is sufficiently flexible to permit inclusion of groups such as the physically handicapped, single parent, family within a family, etc.

Clause #2 continued:10. OVERALL SOCIAL MIX

It is RECOMMENDED THAT:

- THE FOLLOWING SOCIAL MIX FOR PHASE 1 BE APPROVED IN PRINCIPLE AS AN APPROXIMATE MIX TO SERVE AS A GUIDE IN THE ONGOING IMPLEMENTATION PROCESS, TO BE CONFIRMED BY COUNCIL WHEN THE SUBSIDIES AND ECONOMICS ARE FULLY WORKED OUT.

Phase 1Rental

## Controlled Rental (Federal and Provincial Programs)

	<u>Low</u>	<u>Mid</u>	<u>High</u>	<u>Totals</u>
Families	10	15	5	30
Couples	5	15	-	20
Singles	<u>115</u>	<u>30</u>	<u>10</u>	<u>155</u>
Sub Total	130	60	15	205 units

## Senior Citizens Rental (Federal and Provincial Programs)

Elderly	50	55	10	115
Sub Total	—	—	—	<u>115</u> units
Total Rental	<u>180</u>	<u>115</u>	<u>25</u>	<u>320</u> units

Ownership

## Cooperative and Controlled Resale Condominium (Regulated Market)

	<u>Low</u>	<u>Mid</u>	<u>High</u>	<u>Totals</u>
Families	10	130	60	200
Couples	-	5	25	30
Singles	-	-	10	10
Elderly	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Sub Total	10	135	95	240 units

## Market Condominium (Free Market)

Families	-	-	35	35
Couples	-	-	125	125
Singles	-	-	10	10
Elderly	<u>-</u>	<u>-</u>	<u>20</u>	<u>20</u>
Sub Total	-	-	<u>190</u>	<u>190</u> units
Total Ownership	<u>10</u>	<u>135</u>	<u>285</u>	<u>430</u> units
				<u>750</u> units

Total Rental and OwnershipSummary

	<u>Low</u>	<u>Mid</u>	<u>High</u>	<u>Totals</u>
Families	20	145	100	265
Couples	5	20	150	175
Singles	115	30	30	175
Elderly	<u>50</u>	<u>55</u>	<u>30</u>	<u>135</u>
Total	<u>190</u>	<u>250</u>	<u>310</u>	<u>750</u> units

Cont'd . . .

Department Report, September 6, 1974 . . . . . (BUILDING - 11)

Clause #2 continued:

Comments

The recommended mix can be fitted into the design concept prepared by Thompson, Berwick, Pratt +. Tenures will not be mixed within a single enclave.

The implications for Phase 2 and the total of City owned land, Area 6 would be as follows:

1. Income and Household Mix

(a) Anticipated Phase 2

	<u>Low</u>	<u>Mid</u>	<u>High</u>	<u>Totals</u>
Families	25	75	10	110
Couples	5	50	145	200
Singles	235	90	25	350
Elderly	<u>45</u>	<u>35</u>	<u>10</u>	<u>90</u>
Total	<u>310</u>	<u>250</u>	<u>190</u>	<u>750 units</u>

(b) Anticipated Total Area 6

	<u>Low</u>	<u>Mid</u>	<u>High</u>	<u>Totals</u>
Families	45	220	110	375
Couples	10	70	295	375
Singles	350	120	55	525
Elderly	<u>95</u>	<u>90</u>	<u>40</u>	<u>225</u>
Total	<u>500</u>	<u>500</u>	<u>500</u>	<u>1,500 units</u>

2. Tenure and Household Mix

(a) Anticipated Phase 2

	<u>Rental</u>	<u>Ownership</u>		<u>Totals</u>
		<u>Regulated Market</u>	<u>Free Market</u>	
Families	30	75	5	110
Couples	40	45	115	200
Singles	340	5	5	350
Elderly	<u>80</u>	<u>-</u>	<u>10</u>	<u>90</u>
Total	<u>490</u>	<u>125</u>	<u>135</u>	<u>750 units</u>

(b) Anticipated Total Area 6

	<u>Rental</u>	<u>Ownership</u>		<u>Totals</u>
		<u>Regulated Market</u>	<u>Free Market</u>	
Families	60	275	40	375
Couples	60	75	240	375
Singles	495	15	15	525
Elderly	<u>195</u>	<u>-</u>	<u>30</u>	<u>225</u>
Total	<u>810</u>	<u>365</u>	<u>325</u>	<u>1,500 units"</u>

FOR COUNCIL ACTION SEE PAGE(S) 192

STANDING COMMITTEE OF COUNCIL  
ON  
SOCIAL SERVICES

August 29, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, August 29, 1974, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Hardwick  
Alderman Gibson

ABSENT: Alderman Rankin, Chairman  
Alderman Marzari

In the absence of the Chairman it was agreed that Alderman Hardwick would chair the meeting.

There being no quorum, the following report is submitted for the CONSIDERATION of Council.

CONSIDERATION:

1. Red Door Rental Aid -  
Complaint on Commercial Rental Agencies

The Committee had before it for consideration the attached letters, from Red Door, dated August 21, 1974, and August 29, 1974. A representative of the Red Door reminded the Committee that Council passed a By-law on August 13, 1974, prohibiting commercial rental agencies from collecting any fee in excess of five dollars prior to finding suitable accommodation for its clients, and that investigation by Red Door Rental Aid shows that none of the major rental agencies intend to comply with this By-law.

He said one private citizen filed a complaint with the prosecutor and a charge of violating the By-law has been laid against Rentex and a trial date of October 24, 1974 has been set.

Mr. D. A. Matheson, Acting Director of Permits and Licenses, advised that the By-law should be enforced, in this manner, by private citizens filing affidavits with the prosecutor.

The Red Door spokesman requested that the City staff should enforce this By-law.

The Committee replied the City may pass By-laws but is not responsible for enforcing them; that enforcement and the laying of charges is the responsibility of the prosecutor. The City itself cannot lay charges without having a signed citizen's complaint for each agency. Mr. Hansen was told Red Door Rental Aid could supply this material for Council.

Following discussion, it was

RESOLVED,

THAT the submission of Red Door Rental Aid be received and that Red Door Rental Aid be asked to appear at the next meeting of the Social Services Committee with affidavits or suitable evidence that the Rental Agency By-law is being ignored.

2. Downtown Eastside Residents Association -  
Complaint of Health By-law Infraction at 322 Jackson Avenue

The Committee had before it for consideration the attached letter dated July 25, 1974, from D.E.R.A. which complains of cockroaches and bed-bugs found in a room at the above address.

A representative of the building owner appeared before the Committee and presented the attached City of Vancouver Health Inspector's

Standing Committee of Council  
on Social Services  
August 29, 1974

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report, and stated the owner was prepared to abide by the requirements of the report.

Following discussion, it was

RESOLVED,

THAT the submissions of D.E.R.A. and the representative of the owner of the building at 322 Jackson Avenue be received.

3. Downtown Eastside Residents Association -  
Complaint of Rent Increase at the Columbia Hotel 303 Columbia Street

The Committee had before it for consideration the attached report dated August 1, 1974, complaining of a rent increase of 23.5% for a room at the Columbia Hotel.

The Acting Chairman told the representative of D.E.R.A. that the association should submit further information on this matter, i.e. whether or not the tenant, Mr. Harris, has been reimbursed the amount of the rent increase in excess of 8%.

Following discussion, it was

RESOLVED,

THAT the Committee authorize the Chairman of the Committee to write to the owner of the Columbia Hotel, 303 Columbia Street, explaining the Interim Rent Stabilization Act, and requesting the owner to comply with it.

4. Royal Rooms, 237 Main Street -  
Rent Increase

Appearing before the Committee were the operator of the rooming house, Kwok Tong Quon, with his interpreter, a Miss Lowe, and the owner of the building, Dong Sai Hong, with his interpreter, his daughter. Miss Lowe told the Committee that Mr. Quon has leased the building from Mr. Hong since March, 1967. She gave statistics showing the amount the lease increased by reasonable amounts periodically, and that the most recent lease, at \$575 a month, expired July 1, 1974, and that the owner is now demanding \$990 a month.

She pointed out Mr. Quon can only increase his rent to the tenants by 8% and he is unable to pay the higher lease. She asked that the owner should accept the mandatory 8% increase in the lease and that the \$990 paid for the lease for the month of August should also apply to a portion of the next month.

Mr. Hong's daughter replied her father has been faced with considerable expense in recent months and recently took out a bank loan of over \$18,000 to pay for the installation of a sprinkler system for the building.

The Committee pointed out that \$18,000 amortized over ten years works out to approximately \$150 per month, and that this would be a reasonable increase in a monthly lease. The Committee also pointed out that as Mr. Quon can only increase the rent of the 54 rooms by 8% he is unable to pay the lease of almost double its previous amount and still make a living for himself. Mr. Hong maintained that if Mr. Quon cannot pay the new lease that he should retire in favour of a lessee who could then increase the rents now averaging \$35 to \$40 a month to \$60 a month.

He was told by the Committee rents could not be increased more than 8%.

Cont'd . . .

Standing Committee of Council  
on Social Services  
August 29, 1974

- 3 -

Following discussion, it was

RESOLVED,

THAT the submissions of the two parties be received, and that Mr. Kwok Tong Quon be asked to submit a list of the rental rates for the 54 rooms at the next meeting of the Committee, and that this matter be discussed further at that time.

5. Leisure Link - Request for a Grant

The Committee had before it for consideration the attached submission dated July 1, 1974, from Leisure Link and the attached report dated August 7, 1974, from West End Services Centre.

Representatives of Leisure Link explained the program briefly to the Committee stating that it has received good response and that over 200 residents have signed up for this service. A spokesman for Leisure Link indicated the Provincial Government has said it will grant \$1,500 towards the program and stated it would provide more funds if the Park Board contributes to the program.

The Committee suggested the program is a Park Board type service, and that the proposed budget of \$36,000 is rather high.

Following discussion, it was

RESOLVED,

THAT the submission of Leisure Link and the report of the West End Services Centre be received and referred to the Director of Social Planning for report to the Committee as soon as possible.

6. West Broadway Citizens Committee -  
Conversion of a Building at 2366 York Avenue

The Committee had before it for consideration the attached letter dated August 26, 1974, from West Broadway Citizens Committee on behalf of tenants of three suites at 2366 York Avenue who have been given notice to vacate by August 31, 1974. A representative of West Broadway Citizens Committee told the Standing Committee the tenants brought the matter of eviction before the Small Claims Court and the judge ruled in favour of the owner Mr. Longpre. (Attached is a copy of the court judgement.) The spokesman said the tenants are planning an appeal of the judgement and asked that the City pay the court costs for this appeal on behalf of the tenants. Building owner Mr. Warren Longpre told the Committee he did not state in his notice of eviction he was definitely going to operate the building strictly as an apartment hotel.

He was told by the Committee that residential zoned areas are not commercial areas. He was told that if he operates a business not permitted in an RM 3 zone, and the City receives a complaint of this, that the owner would be asked to appear before Council to explain his action.

Following discussion, it was

RESOLVED,

THAT the submission of the West Broadway Citizens Committee and Mr. Longpre be received, and that the Acting Chairman speak to Alderman Rankin, Chairman of the Committee, to determine any further action the Committee may take on this matter.

The meeting adjourned at approximately 2:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 214



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

August 29, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, August 29, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Aldermen Volrich and Linnell

ABSENT: Alderman Harcourt

COMMITTEE  
CLERK: Grace Barden

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RECOMMENDATIONS:

1. Aldermanic Indemnities

The Committee reviewed a report prepared by the Executive Assistant to the Mayor, outlining a brief survey of eight of Canada's larger cities with respect to Aldermanic Indemnity.

The average per capita cost for Aldermanic Indemnity for the eight cities is 42.8¢.. If City Council were to approve an Aldermanic Indemnity equal to one-half of the Mayor's salary, ie., \$13,200, the per capita cost in Vancouver would be 31.0¢. The Committee noted that the City of Vancouver has the lowest number of aldermen of comparable cities in the survey and the lowest financial load on the public.

Following further discussion on the increased responsibility and time involvement and the need to attract to public office persons of high calibre and ability, it was

RECOMMENDED

THAT Council recommend to the 1975 Council that consideration be given to increasing Aldermanic salaries to one-half the Mayor's salary (i.e. \$13,200.00), and the Deputy Mayor's salary be increased an additional one-quarter of the Mayor's salary (i.e. \$19,800.00), effective January 1, 1975.

2. Supplementation of Federal Training Grant Honoraria for Physicians

The Committee considered a report of the Medical Health Officer dated June 13, 1974 requesting a salary supplement to enable City Physicians to take graduate training in public health without suffering a loss of income for 9 months. To partly offset the lack of income for public health trainees the Federal Government, through Training Grants, pays tuition and a \$300 per month stipend. The Provincial Health Department for over 20 years has found it necessary to hire physicians without this training and after one year's service they send their physicians to the University of Toronto and the Province supplements the Federal grant by an amount which would make up the full salary of a junior physician. For this reason the City Health Department is experiencing difficulty in recruiting and retaining physicians, as they are faced with loss of salary for 9 months if they wish to take the public health training course.

Cont'd.....

Standing Committee of Council  
on Finance and Administration .....2  
August 29, 1974

Clause 2  
Supplementation of Federal Training Grant  
Honoraria for Physicians Cont'd

The Medical Health Officer reports that Vancouver experiences a wide range of public health problems quite different from those in other parts of the Province and the public health training course is vital to physicians working for the City Health Department. Three options for salary supplementation were outlined as follows:

- " (a) to match the Provincial Government's arrangement, a monthly supplement of \$1367 for 9 months (1973 rates) would be required to supplement the \$300 per month Federal Grant (total \$1667 per month);
- (b) to bring a medical salary to step I of the City's MHO I scale would require \$1662.00 per month (+ \$300 = \$1962.00 total per month);
- (c) to match hospital medical residents, salaries would require \$705 per month (+ \$300 = \$1005). "

The Medical Health Officer strongly recommended the salary supplementation to an amount of \$1,667.00 for 9 months to match the Provincial Health Branch.

The Committee expressed concern that approval of such a salary supplementation would set a precedent.

The Committee,  
RECOMMENDED

THAT no action be taken on this request and a report be prepared requesting the Federal Government and the Provincial Government to increase the stipend for public health trainees indicating the City's willingness to grant leave of absence without pay.

Alderman Massey joined the meeting at this point.

3. Third Floor Renovations

City Council on July 23, 1974 considered a report of the Director of Permits & Licenses concerning improvements to the Third Floor of City Hall which presented a series of proposals by Hopping, Kovach, Grinnell Design Consultants Ltd. After considering each proposal Council approved; (a) Main Hall Circulation Area - \$38,537.00 and (g) One New Handicapped Wash-room Facility - \$4,000.00. With respect to Item (e) City Clerk Furnishings, the Council moved that the basic standard of furniture as is provided in other departments of the Civic service, be approved for the City Clerk's Office.

The Council referred the following items to the Finance and Administration Committee for consideration and report: These were dealt with as follows:

(b) Council Chambers:

Considerable discussion took place on renovations to the Council Chambers and it was felt that some of the less essential items such as the tapestry could be deleted at present and added in the future. It was agreed that the public seating was very uncomfortable and should be revamped.

The Committee,  
RECOMMENDED,

THAT renovations to the Council Chambers be approved as follows:

Door frame from Crush Hall (rebuild & finish)	\$ 1,200.00
Make good existing panelling (allow)	800.00

Cont'd.....

Standing Committee of Council  
on Finance and Administration .....3  
August 29, 1974

Clause 3  
Third Floor Renovations Cont'd

Furniture:

Refinish chambers furniture - allow )	\$ 14,200.00
Replace lower gallery seating - allow)	
New Public seating 48 @ \$125. each	\$ 6000.00
New upholstery for existing 16 @ \$ 75. each	1200.00
New upholstery for 20 @ \$ 50. each	1000.00
Contingency for equipment and cabinetry	5000.00
Additional press chairs 8 @ \$125.00	1000.00
	<u>\$14,200.00</u>

Electrical:

Miscellaneous details - allow	1,200.00
Contingency - allow	2,500.00
	<u>\$ 19,900.00</u>

Carpet:

The Committee discussed new carpeting for the Council Chambers, and it was

RECOMMENDED

THAT new carpeting of the Council Chambers be eliminated.

Alderman Bowers wished to be recorded as voting in the negative.

It was,

RECOMMENDED

THAT the Consultants be requested to prepare a plan and cost estimates outlining alternate seating arrangements for the Mayor and Aldermen to improve visibility of the public.

Alderman Bowers wished to be recorded as voting in the negative.

(c) Aldermen's Corridor, Offices and Lounge:

Following discussion the Committee

RECOMMENDED

- (i) THAT the Aldermen's lounge be constructed in the south wing and four new aldermanic offices be constructed in the east wing of the third floor, and carpets be provided in the corridors throughout the Aldermanic area,
- (ii) THAT a report giving costs be prepared on air-conditioning and double-glazing the windows in the four new Aldermanic offices and air conditioning the Aldermanic Office on the Southeast corner.

(d) Committee Rooms No. 1 and No. 2:

Following discussion the Committee

RECOMMENDED

- (i) THAT Committee Rooms No. 1 and No. 2 be renovated with deletions outlined in Mr. Skrimshire's letter of August 29, 1974, except that tackboards not be reduced and a chalk-board be provided and,
- (ii) eliminate refinishing of the table in Committee Room No.1.

Cont'd.....

Standing Committee of Council  
on Finance and Administration .....4  
August 29, 1974

Clause 3  
Third Floor Renovations Cont'd

(f) General Contingency:

RECOMMENDED

THAT the reduced estimate for general contingency in the amount of \$17,500 be approved.

4. Consideration of Real Property Taxation Legislation by the Select Standing Committee on Municipal Matters of the Provincial Legislature

The City Council, on August 27, 1974, considered a letter from Alderman Volrich, as the City's representative on the Union of British Columbia Municipalities, which gave general comments, present restrictions, the effects and future policies on the matter of New Provincial Legislation on Assessments and Taxation. Following discussion, the City Council approved the following recommendation:

"The City of Vancouver file a brief directly with the Special Committee of the Legislature and that the brief be prepared by the Director of Finance in consultation with the Board of Administration and the Finance Committee."

The Committee was advised that the Chairman of the Select Committee is Mr. Carl Liden, M.L.A. He has asked that all interested parties present their views to the Committee, if possible by means of a written brief submitted by Friday, August 23rd, 1974. The Select Committee will study and review all briefs after which they will hold a series of public hearings in September. They will provide those persons who have submitted briefs with an opportunity to speak to and answer questions on their submissions.

The Committee noted that the Mayor advised the Council he has written to the Chairman of the Legislature's Special Committee requesting the Committee to receive and consider the City's brief in September, which will be beyond the deadline for receiving briefs.

The Director of Finance submitted a report and brief dated August 26, 1974 together with notes re Brief on Real Property Taxation dated August 29, 1974, for consideration of the Committee to be submitted by Council to the Select Standing Committee. The Committee discussed the report and brief at length and suggested several changes.

It was,

RECOMMENDED

THAT the Director of Finance prepare a report incorporating the changes suggested and the report be submitted to the Select Standing Committee with a covering letter stating the report is contingent on Council approval but was forwarded ahead because of time limitations.

INFORMATION

5. Development Permit Application Process

City Council on July 9, 1974 referred the following clause of a letter from the Mayor to the Standing Committee of Council on Finance and Administration:

"3. Development Permit Application Process

The Development Permit Application process has been the subject of continuing concern to both Council and the public. I RECOMMEND the Finance and Administration Committee carry out a full scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1st, 1974."

Cont'd.....

Standing Committee of Council  
On Finance and Administration .....5  
August 29, 1974

Clause 5  
Development Permit Application Process, Cont'd

Alderman Bowers presented a report dated August 29, 1974 giving a summary of public responses received to his invitation to comment on the Development Permit Application Process, and a list of suggested improvements.

Alderman Bowers recommended the following:

- (a) The City Manager be asked to appoint a small committee to consider the responses from the public, and suggested improvements and discuss them with staff.
- (b) That the committee prepare proposals for changes in the processing of permits and present them to a special meeting of the Finance Committee held on the evening of Thursday, October 3, 1974.

The Committee noted that Alderman Bowers' questionnaire included the following question:

"Was the staff involved courteous, helpful and accessible?"

Most of the responses praised the work and attitude of the staff, often emphatically, and some letter writers were equally enthusiastic. The Committee felt that staff can be proud of the high esteem in which they are held.

It was  
RESOLVED

- (i) THAT the Vancouver Municipal and Regional Employees Union be requested to publish some responses in their union paper so that staff may be informed of the public's favourable reaction to the above question.
- (ii) THAT the City Manager be asked to appoint a small committee to consider the list of suggested improvements and responses from the public, and discuss them with staff.
- (iii) THAT the committee prepare proposals for changes in the processing of development permits and present them to a special meeting of the Finance Committee to be held on the evening of Thursday, October 3, 1974.

6. Resolution for Submission to the U.B.C.M. Annual Convention

A member of the Planning Department was present and advised that a report on this matter will be submitted shortly.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) <sup>188</sup>215

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON WATERFRONT AND ENVIRONMENT

August 29, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, August 29, 1974, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Linnell (Chairman)  
Alderman Gibson  
Alderman Massey  
Commissioner DuMoulin

ABSENT: Alderman Pendakur

CLERK: M. Cross

The Minutes of the Meetings of August 8th and 15th 1974 were adopted.

INFORMATION AND RECOMMENDATION1. Waterfront Planning StudyA. Minutes of Meeting - August 15th 1974

The Committee had for consideration the Minutes of discussions held at the meeting of August 15, 1974, with respect to the Waterfront Planning Study. These Minutes were not forwarded to Council but deferred for further clarification by the Director of Planning and the Project Manager. The extract from the Minutes of August 15, 1974, are attached.

After discussion, the Committee

## RESOLVED

THAT the submissions of the Vancouver City Planning Commission and of the Project Manager, Waterfront Planning Study, be received.

## RECOMMENDED

- (a) THAT Council adopt as the basis for waterfront planning the 23 general recommendations contained in the Concept Plan Stage 3 except as amended below. (A copy of the Concept Plan Stage 3 is on file in the City Clerk's Office)
- (b) THAT Council adopt the view protection and public areas map contained in the Concept Plan as a guideline for development.
- (c) THAT the 17 zoning areas listed on the back page of the Concept Plan be reduced in number to 6 as follows:
  - Zones 1, 2 and 3 be made Zone #1
  - Zones 4, 5 and 6 be made Zone #2
  - Zones 7, 8 and 9 be made Zone #3
  - Zones 10, 11, 12 and 13 be made Zone #4
  - Zones 14, 15 and 16 be made Zone #5
  - Zone 17 be made Zone #6

cont'd ...

Standing Committee on Waterfront & Environment . . . . . 2  
 August 29, 1974

Clause No.1 continued

(c) continued

FURTHER THAT the Director of Planning be requested to submit revised wording appropriate to this reduction.

(d) THAT Council give approval in principle to the following regional concerns and so advise the G.V.R.D.:

" The future development or redevelopment of the area of Burrard Inlet Foreshore between Cardero Street and Main Street should:

(i) provide in the area the following key links in the regional transportation system

- berthing for ocean passenger liners
- station facilities for trans-continental and commuter passenger rail services
- terminal facilities for trans-inlet passenger ferries
- station facilities for light rapid transit either in area or not more than 500 feet from southern boundary of the area
- inter-city bus terminal facilities
- an integrated transportation terminal complex to allow for easy, convenient and interesting transfer of passengers between the following services:

ferries  
 ocean liners  
 passenger rail  
 commuter rail  
 light rapid transit  
 commuter and inter-city bus services  
 taxi facilities  
 (connections between the commuter rail,  
 light rapid transit and ferry links  
 are particularly critical)

(ii) project design to discourage dependence on the automobile for both internal and external circulation

(iii) provide for the enhancement of recreational and scenic values in the area including:

- the protection of views
- the provision of public areas
- the maintenance of the foreshore area from extensive filling
- the limitation of building sites

all of which are generally shown on the recommended plan, Public Information Report #3, June 1974

(iv) recuperating unintensively used industrial areas of the foreshore as per the Recommended Plan, but subject to resolution with the National Harbours Board and the Port of Vancouver authority as to the westerly end of the Centennial Pier complex and with the Canadian Pacific Railway as to the need for the railway yards space between Cardero and Main Streets

cont'd ...

Standing Committee on Waterfront & Environment . . . . . 3  
 August 29, 1974

Clause No.1 continued

- (d) (v) the establishment of a 'ceiling' on the total amount of new employment potential to be created in this area in keeping with the regional policy of decentralization of offices from Downtown Vancouver and the establishment of regional town centres elsewhere
- (vi) the provision of a balance between resident and workers in order to support the regional concept of living close to work
- (vii) the preservation of the historic waterfront at the foot of Abbott north of Gastown (see report 1 & 2) as a regional conservacy. "
- (e) THAT the Director of Planning report through the Standing Committee of Council on Waterfront and Environment on implementation recommendations, including zoning bylaw changes needed to implement the waterfront plan, and to ensure compliance with regional concerns; and that at this time the G.V.R.D. be requested to proceed with third reading of the amendment to the G.V.R.D. plan.

B. Economic Analysis

The Committee considered a memorandum dated August 23, 1974, from Mr. H. Creighton, Supervisor, Financial Analysis Branch, presenting results of a cost-benefit analysis for each of the options being considered in the Waterfront Planning Study.

Mr. P. Leckie, Director of Finance, advised that no provision had been made in the study for park acquisition costs and no funds were provided for in the 1976 - 1980 Five Year Plan for servicing or park acquisition and development. It was suggested that perhaps in the rezoning, provision should be made for dedication of parks.

RESOLVED

THAT the memorandum dated August 23, 1974, from the Supervisor, Financial Analysis Branch, be received.

RECOMMENDATION

2. Noise Bylaw - Complaint re Buses

A petition dated August 26, 1974, from approximately 65 residents of Osler Street between 71st and 72nd Avenues had been distributed to the Committee. Residents of the area appeared before the Committee and outlined their complaints with respect to the noise generated by the B.C. Hydro buses which have been re-routed on Osler Street due to construction for the Hudson Street Bridge. The complaints revolved around the re-routing of the Richmond Express, Granville/Oak Shuttle and Marine Drive from New Westminster buses. The residents stated that the first buses go by their homes at approximately 5:00 a.m. with the frequency in the afternoon rush hour ranging from 19 buses in the 3:00 p.m. to 4:00 p.m. period to 37 buses in the 5:00 p.m. to 6:00 p.m. period. As well as the noise of the buses, diesel fumes etc., residents felt that the frequency of the buses was a safety hazard to the children in the area.

Mr. W. H. Curtis, City Engineer, stated that the Noise Bylaw was passed in 1938, and was extremely hard to enforce. The proposed G.V.R.D. Noise Bylaw will be based on decibel ratings and will be easier to enforce.

cont'd ...



Standing Committee on Waterfront & Environment . . . . . 4  
August 29, 1974

Clause No.2 continued

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that the City Council has to approve streets to be used for temporary bus routes, based on information obtained from the City Engineering Department, as to the suitability of the streets to stand up to the additional heavy traffic. He stated that other streets in the area would have to be built up if they were to be considered as temporary bus routes. The Committee

RECOMMENDED

THAT the City Engineer

- (a) request the Greyhound Bus Lines and Pacific Stage Lines to use Cambie Street/41st Avenue/Oak Street as the route for their buses.
- (b) request B.C. Hydro
  - (i) to consider routing for the Richmond Express bus to be Hudson Street/71st Avenue/Oak Street
  - (ii) to consider using the bus travelling along Marine Drive from New Westminster as the Shuttle to Granville Street.
- (c) be instructed to institute procedures for interim maintenance of the streets to be used as temporary bus routes.

INFORMATION

3. Noise Workshops

A submission on noise workshops from S.P.E.C. was considered by the Committee. Ms. H. Westerkamp appeared before the Committee to outline their proposal to make people aware of the hazards of noise pollution. Letters of support for the noise workshops were presented at the meeting. Ms. Westerkamp stated that two people were presently working to set up an information centre and preparing a noise pamphlet for distribution to the general public.

The Committee felt that S.P.E.C. should be contacting the G.V.R.D. with respect to their workshops as the G.V.R.D. will be administering the Noise Bylaw. It was suggested that if the G.V.R.D. did not wish to undertake the noise workshops, S.P.E.C. could come back to the Committee with further clarifying information as to present funding, how long the project is to run, etc., and their proposal could be re-considered.

RESOLVED

THAT the submission of S.P.E.C. re noise workshops be received.

4. Progress Report - North Arm of the Fraser River

Due to lack of time the Committee agreed to defer consideration of the report of the Director of Planning dated August 23, 1974, to the next meeting.

The meeting adjourned at approximately 5:30 p.m.

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
SOCIAL SERVICES

September 5, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 5, 1974, at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Gibson  
Alderman Marzari

ABSENT: Alderman Hardwick

CLERK: H. Dickson

RECOMMENDATION:

1. Native Information Centre, 584 Nelson Street, - Consideration of Grant Request and Location

The Committee on July 25, 1974, recommended a grant of \$3,854 be made to the Centre to cover operating costs to the end of this year. Council on August 13, 1974, referred the matter back to the Committee for further consideration on funding and location details. (See attached Council and Committee action.)

There was considerable discussion on this item and the Committee pointed out its original concern was that the Centre was poorly managed. Upon learning management had been considerably improved the Committee had recommended a grant.

A spokesman for the Police Department stated the Centre is badly needed, but that there has been an increase in the use of "speed" in the area.

A representative of the Downtown Eastside Residents Association told the Committee a police officer informed him drug users are currently being moved from the Granville/Nelson area back to the East Hastings area. A spokesman for Native Information Centre reminded the Committee the Centre was originally located on Hastings but moved to Nelson Street when Indians began frequenting that area. He added a similar Native Information Centre may again be required on East Hastings Street.

Mrs. R.W. Cantryn, Executive Director, Vancouver Indian Society, was asked by the Chairman where the best location would be for the Native Information Centre.

She replied that when N.I.C. opened on Hastings Street it provided a needed service to people in the Skid Road area. She stated native persons continue to frequent East Hastings Street and there continues to be a need for a N.I.C. type service on East Hastings. She conceded that there is a large number of Indians currently frequenting the Nelson Place and Royal Hotels on Granville Street, and that they also frequent 'The Garage', a cabaret in the Granville/Nelson area.

During discussion the Committee concluded the Native Information Centre could be asked to move, but this would not mean native people would move from the Granville/Nelson area.

The Chairman, referring to the attached letter dated August 27, 1974 from N.I.C., read excerpts from page 2 which quote the Committee and the Police Department as favouring the Nelson Street location for N.I.C.

A spokesman for Native Information Centre agreed, and added the Centre is on Nelson Street because that is where native persons congregate. Another representative of N.I.C. stated the Centre moved from East Hastings to Nelson specifically because young Indian persons were moving to that area.

Cont'd . . .

Part Report to Council  
Standing Committee of Council  
on Social Services  
September 5, 1974

- 2 -

A spokesman for the Police Department said there is not a problem of minors being served liquor in hotels in the Granville/Nelson area and that The Garage Cabaret, which becomes popular when the hotels close, is very well operated.

The Committee concluded by unanimously agreeing that moving the Native Information Centre from its present location at 584 Nelson Street will not mean native persons will move from the area and that the best policy is to take the service to the people.

It was,

RECOMMENDED,

THAT City Council grant \$3,854 to Native Information Centre to cover operating costs to the end of 1974, and that the operation be re-examined at the end of this year.

FOR COUNCIL ACTION SEE PAGE(S) 215-6

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